



# FCCIP NEWS

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A program of the Franklin Regional Council of Governments



## 8<sup>th</sup> Edition Commercial Code Now in Effect

The BBRS has adopted the 2009 International Building Code in its entirety with Massachusetts front-end amendments (yet to be published). The code went into effect on August 6, 2010. The length of the concurrency period with the 7<sup>th</sup> edition has yet to be established.

One of the more significant changes will be the regulating of renovations to existing buildings. Ch. 34 of the IBC lists 18 critically important elements that can be quantified and evaluated to determine the level of safety for an existing building. In the end, the building must obtain minimum scores in fire safety, means of egress and general safety to comply.

Supplemental codes include the 2009 International Energy Code, and the 2009 International Mechanical Code. It is uncertain whether these codes will be available for purchase at the State Bookstore. They may be ordered directly from ICC at: <http://www.iccsafe.org/Store>

## Continuing Education Requirements

The Massachusetts legislature has authorized The BBRS to approve continuing education requirements for construction supervisor licensees. The *Continuing Education Council* was created with the responsibility for developing continuing education requirements. Using the State of Minnesota as a model, the council is in the proposing the following regulations:  
A licensed construction supervisor must acquire a certain number of continuing education hours each 2 year renewal period based upon license category as identified below.

**Unrestricted Construction Supervisors License 12 Hours**

**Restricted Construction Supervisors License 10 Hours**

**Specialty Construction Supervisors License 6 Hours**

Courses, instructors and course coordinators are required to be approved by the BBRS in order to convene continuing education classes. A licensee will have a host of methods available to choose from to achieve compliance.

## Code Reminders

If you are not looking at the code book every day, it's easy to forget, especially if the regulations are new:

- ❖ The creation of a new bedroom requires upgrade of smoke, heat, and carbon monoxide detectors throughout the entire residence.
- ❖ Braced wall panels (in most cases sheathing) must be located within 12.5' of corner of structure, be of sufficient width (4ft with some exceptions) See website.
- ❖ Basement renovations creating habitable space must have at least one emergency escape opening. Basement bedrooms must also have an emergency escape opening.
- ❖ Raised ceilings have prescriptive requirements. For example, a SPF 2x10 rafter (16" o.c.) attached to ceiling joists on top of a wall can span **15'-1"**. Raise the ceiling joist half-way to the ridge and the maximum span becomes **8'-9"**.
- ❖ Unless the soil type is gravel, sandy gravel, or bedrock, the minimum thickness of an un-reinforced concrete wall with 7' unbalanced fill is **10"**. (Unbalanced fill is the difference in height of the exterior grade and top of basement slab.) See Table 5404.1.1(1).
- ❖ Depth markers for blown-in attic insulation are required every 300 sq.ft.
- ❖ A permanent label of insulation, fenestration, and mechanical values must be posted near the electrical panel of every new dwelling.

### **FCCIP STAFF**

Phone: 772-2026 Fax: 773-0896  
James Hawkins, Building Commissioner, Ext. 123  
James Cerone, Local Building Inspector, Ext. 124  
Tom McDonald, Electrical Inspector, Ext. 126  
Andy French, Plumbing Inspector, Ext. 125  
Judy Bresciano, Administrative Assistant, Ext. 121  
Chris Brothers, Clerk, Ext. 122

Web Site: [www.fccip.org](http://www.fccip.org)

## On-Line Permitting Plan

The Franklin Regional Council of Governments has received a grant that may be used to purchase a three year use of permitting software that would facilitate the permitting process. Some of the key features:

- The applicant will fill out application on-line.
- There will be a Kiosk at the FCCIP office for those without internet service or a computer.
- Software will auto-fill many fields such as assessor's map and lot, zoning information, etc.
- Contractors will have ability to view all of their permitted projects, including inspector comments.
- The applicant will have the ability to scan in documents and plans that will be attached digitally to application.
- The applicant will be able to view status of permit application.
- Permit fees will be automatically calculated. The applicant may pay for permit on-line.
- Applicants will no longer need to track down Conservation Commission, Board of Health, Fire Chief, and Hwy superintendent for signatures. These agencies will receive e-mail notification of permit applications needing their approval and be able to approve, disapprove or make comments on-line.
- Town officials will have the ability to view any permit application and attachments in their jurisdiction.
- Inspectors will be able to enter inspection results immediately. Contractors can view results or comments without having to go to site or call office.

We hope to have software purchased by November of this year and running by the Spring of 2011

FCCIP

425 Main St., Ste 25

Greenfield, MA 01301-3393

## 3 Towns Adopt Stretch Code

Ashfield, Gill, and Leverett have adopted the Stretch Energy Code. This code is currently in the concurrency period with the 2009 IEEC and will be exclusively in effect January 1, 2011 for these towns. Builders performing work in these towns should familiarize themselves with Appendix 120AA of the Massachusetts Building Code. All new construction will require third-party inspection/testing to assure that the appropriate HERS rating is achieved.(70 or less for dwelling units less than 3000 sq.ft, 65 or less for units equal to or greater than 3000sq.ft. In addition to the HERS rating, the third party inspector must fill out an Energy Star Qualified Homes Thermal Bypass Inspection Checklist([http://www.energystar.gov/ia/partners/bldrs\\_lenders\\_raters/downloads/Thermal\\_Bypass\\_Inspection\\_Checklist.pdf](http://www.energystar.gov/ia/partners/bldrs_lenders_raters/downloads/Thermal_Bypass_Inspection_Checklist.pdf)).

There is a prescriptive option for residential additions that includes third party inspection checklist mentioned above and envelope insulation values equivalent to the 2009 IEEC requirements.

## New FRCOG Office

If all goes right, going through security to get to the FCCIP office will be a thing of the past. Construction of the new transit center with FRCOG offices on second floor is scheduled to begin this fall. The site for the new building is on Olive St. in Greenfield, the former Toyota dealership. Target completion is late 2011.