

Performing Periodic Inspection
as required by Section 110.7
of 780 CMR

Section 110.7 Periodic Inspections

- The Building Official **SHALL** inspect...in accordance with Table 110...
- Owners are required to request the inspection.
- Such buildings **SHALL NOT** be occupied or continue to be occupied without a valid Certificate of Inspection.
- Does not apply to: residences operated or licensed by MA Dept. of Developmental services or one and two-family dwellings.

Where do we inspect...

Table 110

- It is the “owner” as defined in Chapter 2 obligation, to meet the requirements of Table 110
- Maximum certification period indicated in the table is intended to provide flexibility. The Building Official may reduce the time between inspections
- Fees are a suggestion and can be changed to cover the city/town expense for administering the inspection (with appropriate approvals)

Table 110

- A-1 – theater & stages = semi-annual inspection
- A-2 & A-3 - ≤ 400 yearly > 400 = semi-annual
 - A-2 where appropriate should include and be timed to accommodate requirements of MGL 148 § 26G1/2 and MGL 10 § 74.
 - Applies to A-2 uses where the applicant intends to “sell alcoholic beverages to be consumed on the premises”.
 - Certificate issued by **local inspector** and signed by the **Head of the Fire Dept. Should be a joint inspection.**
 - Temporary license may be authorized by the commission (ABCC) if the C/I issued local BO & signed by head of the FD.

Table 110

- A-4 Low density recreational use – skating rink, swimming pool, tennis courts, etc.
- A group exceptions per 303.1:
 - Building or tenant space used for assembly purpose, occupant load of less than 50 classified as B use – inspection not required
 - Room or space used for assembly, occupant load less than 50, accessory (as defined in section 508.2 -10% or less of net sf) to another occupancy shall be classified as B use or as part of that occupancy – inspection not required
 - Room or space used for assembly, less than 750sf, accessory (10% or <) to another occupancy shall be classified as B use or as part of that occupancy – inspection not required
 - Assembly areas accessory to Group E that are not considered separate occupancies except when applying assembly occupancy requirements of Ch. 11 (521 CMR). – inspection not required

Table 110

- E – Educational and Day Care
 - Day care- education, supervision or personal care of more than 5 children older than 2yr 9mo shall be classified as Group E
 - Exception – R-2 or R-3 with 6-10 children 2yr 9mo or less which comply with MGL 15D are Child Care Facilities and stay in the same use group.

Table 110

- I-1 – Group Home – one year
- I-2 – Residents incapable of self preservation – two years (1 year for facilities licensed or operated by Dept. of Mental Health)
- I-3 – Restrained residents – two years
- I-4 – Adult and/or child day care facilities – one year

Table 110

- R-1 – Hotel, motel, boarding house – one year
- R-1 – Detox facility – two years
- R-2 – Multi-family – five years
 - Third party inspection ok if BO approves. Should be RDP or individuals with qualifications comparable with a BO
- R-2 – Summer camp for children – one year
- R-4 – Residential care/assisted living- one year

Table 110

- Anywhere:
 - ABCC licensed facility where alcohol is served and consumed per MGL 10 Section 74 – one year
 - House museum as defined in Ch. 34 – One year
 - Fire escapes, etc. per Ch. 10 – Five years

What do we inspect?

- According to BBRS interpretation No. 1-85 (85 indicates the year of this interpretation)
 - “The Certificate of Inspection serves as a spot check to ensure that other Code mandated procedures have been followed (e.g. permits obtained for alterations) and that the building has been maintained in safe condition. The building official is free to use his judgment in determining how extensive a periodic inspection need be.”
- Good or bad this leaves everything/anything on the table for review.

What do we inspect?

- Typically we are looking at common spaces means of egress and life safety systems.
- 780 & MGL give us the authority to check beyond the common spaces if we have just cause. Unsafe structures, unpermitted structures and/or alterations, etc.

How do we maintain a consistent, impartial inspection?

- Checklists are your friend.
 - Improves consistency
 - Avoids forgetting to check something
 - Keeps a record of findings
 - Lists are impartial and could help with potential political issues
- Items not on checklists can still be sited.
- Items outside your jurisdiction should be noted and reported to the AHJ.

On what authority

- 780 CMR
 - **Section 110.7 Periodic inspections**
 - Section 110.7.1 ABCC licensed establishments
 - Section 102.6.4 Existing means of egress, lighting and ventilation
 - Section 111.1.1 Buildings or structures hereafter altered
 - Section 111.1.2 MA licensed child care facilities
 - Section 116 Unsafe structures

On what authority

- **MGL 143 § 3A – Enforcement of state building code**
- MGL 143 § 3R – Apartment houses; exterior doors and locks
- MGL 143 § 3S – Multiple dwellings; posting name and address of owner or agent
- MGL 143 § 3S, T, and U – Safety glazing
- MGL 143 § 6 – Local inspector; duties
- MGL 143 § 21D – Aux emergency lighting systems; exit signs; rules and regulations
- MGL 143 § 22 & 23 – Articles obstructing fire escapes / stairways
- MGL 143 § 50 Hindering and inspector
- MGL 148 § 26G1/2 Automatic suppression in nightclubs

Specialized codes

- Do code requirements for periodic reinspection include a requirement to reinspect by wiring, plumbing, gas fitting, and elevator inspectors for compliance with the various applicable specialized codes?
- BBRB Official Interpretation 1-85: “No....However periodic inspections conducted by the BO may reveal conditions that would require further attention by local wiring, plumbing, gas or elevator inspectors”.
- This answer would also reasonably apply to other health and fire issues.
- All issues noted that do not fall under the BO’s jurisdiction should be brought to the attention of the AHJ.

The Answer

- There is no easy answer
 - At a minimum all life safety items should be considered, including but not limited to:
 - Proper egress
 - Working emergency signage and lighting
 - General unsafe or unsanitary conditions
 - Posted occupant load where required
 - Visible fire protection systems kept in good order
 - Fire detection and prevention systems in working condition
 - Mechanical systems and spaces in good order

DATE: _____

PERIODIC INSPECTION REPORT - ANYTOWN, MA

780 CMR-8th Edition, IBC, Chapter 110

Building Dept.

Facility Name: _____	Occupancy Type: _____
Address: _____	Occupancy Number: _____
Owner: _____	Inspector: _____

<u>ADMINISTRATIVE</u>	yes	no	n/a	<u>BOILERS/FURNACES</u>	yes	no	n/a
1 Test reports for emergency lites, fire alarms sprinklers, etc. have been submitted	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	23 Combustibles are clear from boilers/furnaces	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Prior certificate is posted in the space and is visible/accessible to the public	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	24 Boiler/furnace/water heater have been recently serviced	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Property is readily identifiable from the street	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	25 Chimneys/vents visually appear sound and secure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Fire escape 5-year certification is due	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	26 Gas meters/piping are protected from vehicle	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Occupant load is posted in each assembly room/space, near main entrance door	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	27 Electrical Equipment is properly protected	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 All construction evident since last inspection date has been permitted and inspected	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	28 Boiler Room Condition is Acceptable 28a Heating Method	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				28b Ventilated	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				<u>DETECTION</u>			
<u>BUILDING CONDITIONS</u>				29 Fire detection systems are present, where required, and have been properly tested	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Interior hangings and decorations are of non-combustible materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	30 CO (carbon monoxide) detectors are installed and have been properly tested	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Fire resistive assemblies are free from damage and open penetrations (i.e. boiler rooms, stair enclosures)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	31 Smoke/Fire Detectors are properly located and operable	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9 No excessive use of extension cords	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>LIGHTING</u>			
10 No combustibles in proximity to incandescent lights and no obvious electrical hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	32 Emergency lighting is provided and operable (if space is required to have more than 1 exit)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11 General maintenance (walkways free of trip hazards, debris, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	33 Adequate normal lighting (incl exit discharge)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12 Exterior openings are sealed against rats etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	34 Exit signs are provided, where required and properly illuminated	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>DOORS</u>				<u>STAIRS</u>			
13 Exit doors are side swinging and do not require the use of excessive force	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	35 Exit stairs, fire escapes and decks are maintained in a safe condition. Attachments to buildings are provided.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14 There are no flush bolts or surface bolts at egress doors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	36 Stairways have signage indicating level of upper and lower terminus if 3 or more stories	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15 Access-controlled hardware is operational	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	37 Interior stairways are enclosed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16 Exit doors swing in direction of egress (if 50 or more persons)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	38 Fire escapes are clear	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17 Screen/storm door swing in direction of egress	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	39 Handrails/guardrails are properly design, located and maintained	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18 Doors are readily operable without the use of a key or special knowledge or effort	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>FIRE PROTECTION</u>			
19 Panic hardware is operable, where required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	40 Fire extinguishers are present and recently tested	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>EXITS</u>				39a Date of Expiration	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20 Exits and exit access corridors are unobstructed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	41 Combustibles are clear from sprinkler heads	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
21 The minimum number of exits from building and number of doorways from room are provided	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	42 Sprinkler system is operable	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22 Adequate number of grade floor egress doorways	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	42a gauge pressure =	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				43 Storage is 18" below sprinkler heads	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

NOTES

B = Building Official F = Fire Dept. H = Health Dept

PASS

Paperwork

- Request for inspection from owner
- If above not received you may have to send a reminder
- Checklist and notes during inspection
- If corrections needed send a written correction notice
- Certificate of inspection
 - Regulated by MGL 148 26G1/2
 - Not regulated by MGL 148 26G1/2