

By Mrs. Walrath of Stow, petition of Patricia A. Walrath, Mary Jane Simmons, Christopher J. Hodgkins, Anthony J. Verga and Lois G. Pines for legislation to include within the State Building Code continuous ventilation capability in all new one and two family dwellings. Natural Resources and Agriculture.

The Commonwealth of Massachusetts

In the Year One Thousand Nine Hundred and Ninety-Seven.

AN ACT TO REQUIRE A CONTINUOUS MECHANICAL VENTILATION CAPABILITY IN ALL NEW ONE AND TWO FAMILY DWELLINGS.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

1 SECTION 1. DEFINITIONS: The following definitions are for
2 the purpose of this act:

3 1.1 Air Change Per Hour: The rate of ventilation which in one
4 hour will supply to, and exhaust from, the interior of a dwelling, a
5 volume of outdoor air equal to the volume of the interior habitable
6 space.

7 1.2 Habitable Space: Space within a dwelling intended for
8 human occupancy.

9 1.3 One and Two Family Dwellings: A dwelling meeting the
10 requirements of Group R-4 structures as defined by the
11 Massachusetts State Building Code.

12 1.4 Mechanical Ventilation: The use of fans or blowers to pro-
13 vide continuous outdoor air ventilation to a dwelling.

1 SECTION 2. MECHANICAL VENTILATION REQUIRE-
2 MENTS:

3 The Massachusetts State Building Code, as adopted by the
4 State Board of Building Regulations and Standards, is hereby
5 amended by inserting in the first line of Article 2101.5.2 after the
6 word "air" the word "equipment."

7 Article 2101.5.2 shall be further amended by deleting the last
8 sentence "A reduction to thirty-three (33) per cent of the specified
9 outdoor values for recirculating HVAC systems is permitted. In no
10 case shall the outdoor values for recirculating HVAC systems is
11 permitted. In no case shall the outdoor air quality be less than five
12 (5) cfm per person." and inserting in place thereof the following
13 mechanical ventilation requirements.

14 2.1 Ventilation Capability: All buildings which are one and two
15 family dwellings including manufactured homes shall contain
16 mechanical ventilation means capable of providing the dwelling
17 with a minimum of 0.5 air changes per hour on a continuous basis.

18 2.1.1 Exception: This ventilation requirement does not apply to
19 dwellings intended for seasonal or intermittent use other than
20 during the heating season.

21 2.2 Outdoor Air Supply: The outdoor air shall be provided to
22 either single or multiple locations within the dwelling and in a
23 manner to avoid discomfort to a stationary occupant.

24 2.3 Balanced Ventilation: Outdoor air shall be supplied to and
25 exhausted from the dwelling without developing negative indoor
26 air pressures that would induce the entry of radon or create indoor
27 air pressures to cause moisture to enter and condense within ceil-
28 ings, walls or floors.

29 2.4 Ventilation Controls: Mechanical ventilation rates shall be
30 capable of automatic and/or manual control, including shut-off, by
31 the occupant, and shall be capable of continuous operation.

1 SECTION 3. CERTIFICATION.

2 3.1 Certification of compliance with this act by the installing
3 contractor shall be provided to the inspection authority having
4 jurisdiction by the building owner or authorized representative.

5 3.2 Operating and maintenance instructions for the ventilation
6 system shall be provided by the installing contractor to the
7 building owner.

1 SECTION 4. ENFORCEMENT:

2 4.1 The municipalities' local building inspector shall enforce
3 the provisions of this act. A residential building within the defini-
4 tion of Section 1.3 that fails to comply with the requirements of
5 this act shall not receive a certificate of use or occupancy.

1 SECTION 5. SEVERABILITY:

2 5.1 The provisions of this statute shall be deemed severable,
3 and if any part of this statute shall be adjudged unconstitutional or
4 invalid, such judgment shall not affect other valid parts thereof.

The first part of the report deals with the general conditions of the country during the year. It is noted that the weather was generally favorable, with a moderate amount of rain and a few frosts. The crops were well advanced, and the stock raising season was successful. The people were generally contented, and there was no serious trouble of any kind.

The second part of the report deals with the financial condition of the country. It is noted that the government has a large surplus, and that the people are generally well-to-do. The banks are well supplied with funds, and the currency is strong. The price of land is high, and the value of property is generally increasing.

The third part of the report deals with the social conditions of the country. It is noted that the people are generally well educated, and that there is a high degree of civilization. The schools are well supported, and the people are generally well behaved. There is no serious crime, and the people are generally well satisfied with their lot.

The fourth part of the report deals with the political conditions of the country. It is noted that the government is well organized, and that the people are generally well governed. The laws are well enforced, and the people are generally well satisfied with their government.

The fifth part of the report deals with the military conditions of the country. It is noted that the army is well equipped, and that the people are generally well defended. The military is well supported, and the people are generally well satisfied with their military.

The sixth part of the report deals with the economic conditions of the country. It is noted that the economy is well developed, and that the people are generally well provided for. The industry is well supported, and the people are generally well satisfied with their economic conditions.

The seventh part of the report deals with the cultural conditions of the country. It is noted that the culture is well advanced, and that the people are generally well cultured. The arts and sciences are well supported, and the people are generally well satisfied with their cultural conditions.

The eighth part of the report deals with the religious conditions of the country. It is noted that the religion is well practiced, and that the people are generally well religious. The churches are well supported, and the people are generally well satisfied with their religious conditions.

The ninth part of the report deals with the health conditions of the country. It is noted that the health is well maintained, and that the people are generally well healthy. The medical profession is well supported, and the people are generally well satisfied with their health conditions.

The tenth part of the report deals with the general conditions of the country. It is noted that the country is well governed, and that the people are generally well satisfied. The government is well organized, and the people are generally well provided for. The country is well developed, and the people are generally well cultured. The country is well defended, and the people are generally well healthy. The country is well provided for, and the people are generally well satisfied.