780 CMR: STATE BOARD OF BUILDING REGULATIONS AND STANDARDS

THE MASSACHUSETTS STATE BUILDING CODE

CONSUMER INFORMATION FORM - "SUNROOMS"

Massachusetts State Building Code (780 CMR, Appendix J, Section J1.1.2.3.1)

The Massachusetts State Building Code *(780 CMR)* includes provisions to ensure that houses and house additions meet energy efficiency standards. This supplemental CONSUMER INFORMATION FORM is to be filed as part of the building permit application when a builder/contractor or homeowner, constructing/installing a house addition with very large percentage of glass to opaque wall, seeks to utilize a special energy conservation exemption option for "sunroom" additions to an existing house (780 CMR, Appendix J, Section J1.1.2.3.1). This FORM is not intended to prevent a homeowner from selecting a "sunroom" of any size, configuration, orientation, form of construction or percent glazing, but rather is only intended to assist homeowners in becoming aware of some of the important energy conservation and year-round comfort considerations involved in selecting and utilizing a "sunroom" addition.

The connection of "sunroom" structures to residential buildings may create comfort and energy consumption issues due to uncontrolled solar gain or uncontrolled radiation cooling of the main house. In the selection and construction/installation of "sunrooms", included below is a non-required, open-ended list of product and design considerations that a homeowner may wish to consider before actually constructing/installing a "sunroom". It is recommended that consumers carefully review these options with their designer, builder, or contractor, in order to minimize potential energy consumption and/or house discomfort issues. In addition, the qualifications and reputation of the company or individuals to be hired are important considerations.

PRODUCT AND DESIGN CONSIDERATIONS RELATED TO "SUNROOMS"

- **Solar Orientation and Natural Shading**
- **Type of Glazing**
  - **Insulating value**
  - **Solar heat gain**
  - **Frame materials**
  - **Glazing to frame sealing and gasketing materials/ seal durability and/or weather tightness of the sunroom**
- **Adequate ventilation - Operable windows and fans**
- **Applied Shading Systems**
- **Insulation level in floors, walls, and ceilings**
- **Possible Sunroom isolation from the main house via a wall and/or door or slider**
- **Heating and Cooling Methods: Efficiency, Zoning and Controls**

Homeowner Acknowledgment

The Massachusetts State Building Code, Section J1.1.2.3.1, requires that the actual property owner (not the owner's agent or representative) acknowledge receipt of this CONSUMER INFORMATION FORM prior to issuance of a Building Permit for a project that includes "sunroom" additions to an existing residential building. In accordance with this requirement, the undersigned hereby acknowledges that she/he has read the information in this document concerning sunroom comfort and energy conservation.

Signature of Actual Building Owner	Date
Print Name	Address of Permitted Project
Owner Address (if different than project location)	Owner's telephone number