

**TOWN OF MASHPEE
BOARD OF HEALTH**

INCREASE IN HABITABLE SPACE REGULATIONS

At its regularly scheduled meeting of November 9, 1987, under the authority of the Massachusetts General Laws, Chapter 111, Section 31, the Mashpee Board of Health adopted the following regulation.

The intent of the Board is to protect ground and surface waters in the Town of Mashpee. Therefore, all building applications for **additions or alterations** to existing **habitable** areas of a dwelling shall be accompanied by a septic plan drawn by a sanitarian or professional engineer denoting that a Title V septic system exists or that one shall be installed to accommodate the existing dwelling and its addition or alteration.

A **habitable** room as defined in Chapter II of the Massachusetts Sanitary Code, Minimum Standards for Human Habitation, is every room or enclosed floor space used or intended to be used for living, sleeping cooking or eating purposes, **excluding** rooms containing toilets, bathtubs or showers and **excluding** laundries, pantries, foyers, corridors, closets and storage spaces.

Further examples of **habitable** rooms include but are not limited to: Kitchens, bedrooms, living and dining rooms, dens, studies, libraries, sewing rooms, offices, play and recreation rooms, sun and florida rooms, etc.

VARIANCES from this regulation require a hearing by the Board and must be requested in writing at the time of application. A floor plan showing the existing and addition or alteration must also accompany the application.

This regulation was adopted on November 9, 1987 and takes effect upon publication.

Per Order Of,
Mashpee Board of Health

Charles F. Buckingham, Chairman
Roland L. Wilson, Co-Chairman
George R. Costa, Clerk