

780 CMR: STATE BOARD OF BUILDING REGULATIONS AND STANDARDS
 THE MASSACHUSETTS STATE BUILDING CODE

TABLE 106
REQUIRED MINIMUM INSPECTIONS AND CERTIFICATIONS FOR SPECIFIED USE GROUPS
 (See 780 CMR 3.00 and 4.00 for complete description of use groups)

Use Group	Use Group	Use Group Description	Minimum Inspections	Maximum Certification Period
A-1	Assembly - Theaters over 400 capacity	With stage and scenery Movie Theater	Semi- Annual Semi- Annual	One Year One Year
A-1	Assembly - Theaters 400 or less capacity	With stage and scenery Movie Theater	Annual Annual	One Year One Year
A-2	Assembly - Night Clubs or similar uses	Over 400 capacity ¹ 400 or less capacity ¹	Semi Annual ¹ Annual ¹	One Year One Year
A-3	Assembly Lecture Halls, recreation centers, terminals, etc.	Over 400 capacity 400 or less capacity	Semi Annual Annual	One Year One Year
A-4	Assembly	Churches , low density, recreation & similar uses	Prior to issuance of each new certificate	Five Years
A-5	Assembly	Stadiums, bleachers, places of outdoor assembly	Prior to issuance of each new certificate	One Year
"A"	Special Amusement Buildings or portions thereof (780 CMR 413.0)	Special Amusement Buildings or portions thereof (780 CMR 413.7)	Annually prior to issuance of a new certification	One Year
E	Educational	Educational	Prior to issuance of each new certificate	One Year
E	Day Care	Child day care centers (see 780 CMR 4.00)	Prior to issuance of each new certificate	One Year
I-2	Institutional	Incapacitated - hospitals, nursing homes, mental hospitals, certain day care facilities (see 780 CMR 4.00)	Prior to issuance of each new certificate	Two Years
I-3	Institutional	Restrained - prisons, jails, detention centers, etc.	Prior to issuance of each new certificate	Two Years
R-1	Residential	Hotels, motels, lodging houses, dormitories, etc.	Prior to issuance of each new certificate	One Year
R-2	Residential	Multi family	Prior to issuance of each new certificate	Five Years
R-1	Residential Special Occupancy	Detoxification facilities (see 780 CMR 4.00)	Prior to issuance of each new certificate	Two Years
R-2	Residential Special Occupancy	Summer camps for children (see 780 CMR 4.00)	Annual	One Year
R-3 or R-4	Residential Special Occupancy	Group Residence and (see 780 CMR 4.00)	Annual	One Year
R-5	Residential Special Occupancy	Limited Group Residence (see 780 CMR 4.00)	Annual	One Year
Any premise ² that is licensed by the Alcohol Beverage Control Commission (ABCC) and from which alcoholic beverages are sold and consumed on the premises; per M.G.L. c. 10, § 74; also see 780 CMR 106.5.1, 106.5.1.1 and 106.5.1.1.2			Annual (per M.G.L. c. 10, § 74)	One Year (per M.G.L. c. 10, § 74)

"Add: I-4"
 "INSTITUTIONAL"
 "CARE FACILITY"
 "PRIOR TO ISSUANCE OF EACH NEW CERTIFICATE"
 "ONE YEAR"

Notes applicable to Table 106

Note 1. When appropriate for A-2 USES, the Inspection for the Certificate of Inspection should be timed to satisfy the requirements of M.G.L. c. 10, § 74 (also see the bottom row of Table 106).

Note 2. Premises licensed (via the ABCC) to sell and serve alcohol on the premises include many other USES beyond A-2 USES.

General. The maximum certification period specified in Table 106 is intended to provide administrative flexibility. For those buildings and structures or parts thereof allowing more than one year maximum certification period, the building official may determine the length of validity of the certificate issued. For example, a building in the R-2 use group could be issued a certificate valid for one, two, three, four or five years

780 CMR 107.0 DUTIES AND POWERS OF THE STATE INSPECTOR

(Refer to M.G.L. c. 143 § 3A)

107.1 The State Inspector. In every city and town 780 CMR shall be enforced by the State Inspector of the Department of Public Safety, Division of

Inspections, as to any structures or buildings or parts thereof that are owned by the Commonwealth or any departments, commissions, agencies, or authorities of the Commonwealth. The state inspector shall have as to such buildings and structures all the powers of a building commissioner or inspector of