

10th Edition - Preamble

The tenth edition building code became first effective on October 11, 2024 with a concurrency period, during which either the ninth or tenth edition building codes could be utilized. This concurrency period, which was thereafter extended, ends June 30, 2025, at which time the tenth edition will be the only building code in effect. The tenth edition code is based on modified versions of the following 2021 International Codes (I-Codes) as published by the International Code Council (ICC):

- International Building Code (IBC);
- International Residential Code (IRC);
- International Existing Building Code (IEBC);
- International Mechanical Code (IMC);
- International Energy Conservation Code (IECC);
- International Swimming Pool and Spa Code (ISPSC);
- International Fire Code (IFC).

The Building Code is found in the Code of Massachusetts Regulations at 780 CMR 1.00 to 115.00. The primary structure of the 10th Edition Building Code is based upon adoption of the 35 chapters and appendices of the 2021 International Building Code (IBC). Select chapters of the IBC have been replaced with Massachusetts specific amendments as well as other I-Codes. For example, a new chapter 51 has been added, this chapter is entitled the Massachusetts Residential Code and adopts the 2021 International Residential Code with Massachusetts specific amendments.

Massachusetts amends the I-Codes fairly significantly to accommodate for unique issues in the Commonwealth. Please remember that the Massachusetts amendments posted on-line are unofficial versions and are meant for convenience only. Official versions of the Massachusetts amendments may be purchased from the State House Bookstore; any of the I-Codes may be purchased from the International Code Council (ICC).

Note that with regards to energy, the 10th edition is considered a “base” energy code. The Massachusetts Department of Energy Resources (DOER) adopts stretch and specialized stretch codes (see 225 CMR 22.00 and 23.00), please consult your municipality to determine if one of these codes apply.