

780 CMR: MASSACHUSETTS AMENDMENTS TO THE *INTERNATIONAL BUILDING CODE 2021*

CHAPTER 10: MEANS OF EGRESS

1001.2.1 and 1001.2.2 Add subsections as follows:

1001.2.1 Maintenance of Exterior Stairs and Fire Escapes. Exterior stairways and fireescapes shall be kept free of snow and ice and those constructed of materials requiring the application of weather protecting products, shall have these products applied in an approved manner and shall be applied as often as necessary to maintain the stairways and fire escapes in safe condition. Weather resistant structural fasteners and connections shall tie the stairways and fire escapes directly into the building structural system.

1001.2.2 Testing and Certification. All exterior bridges, steel or wooden stairways, fire escapes and egress balconies shall be examined and/or tested, and certified for structural adequacy and safety every five years, by a registered design professional, or others qualified and acceptable to the building official; said professional or others shall then submit an affidavit to the building official.

[F] 1002.1 Maintenance. **Change** *International Fire Code* to 527 CMR 1.00.

[F] 1002.2 Fire safety and evacuation plans. **Revise** section as follows.

Fire safety and evacuation plans shall be provided for all occupancies and buildings where required by the International Fire Code. Such fire safety and evacuation plans shall comply with 527 CMR 1.00.

1006.2.2.4 Electrical rooms. **Revise** section as follows.

The location and number of exit or exit access doorways shall be provided for electrical rooms in accordance with 527 CMR 12.00 for electrical equipment rated 1,000 volts or less, and 527 CMR 12.00 for electrical equipment rated over 1,000 volts. Panic hardware shall be provided where required in accordance with Section 1010.2.9.2.

1006.3.4 Single exits. **Delete** exception number 3 and **Add** the following sentence to current exception number 4 when provided with an automatic sprinkler system in accordance with 903.3.1.1 or 903.3.1.2. Renumber remaining subsections.

1006.3.4.1 Mixed occupancies. **Add** subsection as follows.

1006.3.4.1.1 Mixed residential occupancies permitted to have one exit by 1006.3.4.1 shall be provided with an automatic sprinkler system in accordance with Table 903.2 and Section 903.3.1.1

1010.2.7 Stairway doors. **Add** the following sentence to exception number 3.

For Group R-2 and R-3 structures that contain three or fewer dwelling units, doors are permitted to be locked from the stairway side, provided they are openable from the egress side, but do not need to comply with the aforementioned simultaneous unlocking provisions.

1010.2.8 **Add** sections as follows.

1010.2.8 Exterior Doors and Locks to Apartment Houses. In accordance with M.G.L. c. 143, § 3R, at least one of the doors of the main common entryway into every apartment house having more than three apartments shall be designed or equipped as to close automatically and lock automatically with a lock, including a lock with an electrically-operated striker mechanism, a self-closing door and associated equipment. Such associated equipment shall include an intercom system tied independently to each apartment and where from each apartment the electrically operated striker mechanism can be released; additionally, where the number of apartments in a given building, irrespective of fire/party wall separation, is ten or more apartments, a closed circuit security camera system shall also be incorporated in such manner that from each apartment, apartment occupants can utilize their personal television sets to observe who

is seeking entrance to the building. The intercom and closed circuit security camera systems shall be designed and listed for the weather and temperature conditions to which they will be exposed.

EXCEPTIONS:

1. Buildings exempted as noted in M.G.L. c. 143, § 3R.
2. The required intercom and TV connections can be supplanted with other audio and visual technology that serves the same purpose, provided such information is readily available for all dwelling units.
3. If all audio and visual information is sent to a constantly attended station occupied by staff trained in what parties are allowed into the building then providing such audio and visual information to each dwelling unit is not required.

1010.2.13 Delayed egress. Revise section as follows.

Delayed egress locking systems shall be permitted to be installed on doors serving the following occupancies in buildings that are equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

1013.1.1 Add section as follows.

1013.1.1 Transformer Vaults. In addition to having exit signage complying with section 1013, generally, transformer vaults shall have installed:

1. additional exit signage such that the top of the sign is within 18 inches of the floor and adjacent to the opening side of the door; and
2. a means for illuminating the egress path to the exit door(s) of the transformer vault, by means of one of the following: a. emergency lighting, in accordance with section 1008; or b. luminous egress path markings, in accordance with sections 1025.2 through 1025.5.

1015.7.1 Add section as follows.

1015.7.1 Skylights. Skylights shall support a minimum of 40 lbs/SF or have a parapet or guard at least 42” in height.

1015.9 Add section as follows.

1015.9 Inner courts. Any inner court not protected by a roof shall be provided with a parapet or guard at least 42” in height.

1027.5 Location. Revise exception as follows.

Exception: Exterior exit stairways and ramps serving individual dwelling units of Group R-3 shall have a minimum fire separation distance of 5 feet (1525 mm) when the building is fully sprinklered throughout in accordance with 903.3.1.1 or 903.3.1.2.

1029.4 Add section as follows.

1029.4 Guards shall be provided for inner courts in accordance with 1015.9.

1031.2 Where required. Revise exception as follows.

Exceptions: 1. Basements, without sleeping rooms, with a ceiling height of less than 80 inches (2032 mm) shall not be required to have emergency escape and rescue openings.