

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

**CHAPTER 3: USE AND OCCUPANCY CLASSIFICATION**

Revise sections as follows.

**304.1.** Replace “*higher education laboratories*” with “*laboratory suites*”.

**304.4 Laboratory suites.** *Laboratory suites* shall comply with Section 428.

**305.2 Group E, day care facilities.** Change “2½ years” to “2years, nine months”

**306.2 Moderate-hazard factory industrial, Group F-1.** Add\revise the following to list.

Cultivation of cannabis products (requiring dedicated lighting and/or atmospheric conditions)  
Energy storage systems (ESS) in dedicated use buildings not classified as Use Group H  
Energy storage systems not exceeding the maximum allowable quantities of 527 CMR 1.00. Engines  
(including rebuilding)  
Greenhouses used for the purpose of manufacturing and/or processing cannabis products

**[F] 307.1.1 Uses other than Group H.** Add\revise the following items.

8. See Appendix C the storage or utilization of materials for agricultural purposes on the premises.
9. Energy storage systems not exceeding the maximum allowable quantities of 527 CMR 1.00.
17. Group B laboratory suite occupancies complying with Section 428 a 527 CMR 1.00.

**307.1.1** 17. Group B *laboratory suite* occupancies complying with Section 428 and 527 CMR 1.00 Chapter 26.

**308.2.4 Five or fewer persons receiving custodial care.** Delete the words or Section P2904 of the International Residential Code at the end of section and Add the following exception.

**EXCEPTION:** DDS group home facilities of five or fewer persons receiving custodial care. See Section 310.5. 308.3 Institutional Group I-2.

**308.5.1 Classification as Group E.** Change “2½ years” to “2.9 years” and Add the following exception.

**EXCEPTION:** Day care licensed as Family Child Care Homes and Large Family Child Care Homes under M.G.L. c. 15D shall comply with the International Residential Code.

**310.2 Residential Group R-1.** Add the following to the list.

One- and two-family houses available for rent (transient) with more than five guest rooms or more than 10 occupants.

**310.4 Residential Group R-3.** Add\revise the following to the list.

Boarding houses (nontransient) with 16 or fewer occupants  
Boarding houses (transient) with ten or fewer occupants  
Congregate living facilities (transient) with 10 or fewer occupants  
Lodging houses (transient)  
One- and two-family houses available for rent (transient) with five or fewer guest rooms and 10 or fewer occupants.  
DDS facilities in conformance with the occupant safety requirements of 115 CMR 7.00: Standards for All Services and Supports.

**310.4.2 Lodging houses.** **Delete** the words or Section P2904 of the International Residential Code at the end of section.

**310.5 Residential Group R-4.** **Add** the sentence The persons receiving care are capable of self-preservation after Section 310.5.1 or 310.5.2.

**Add\revise** the following list.

Assisted living facilities (See also M.G.L. c. 19D for provisions related to certain assisted living 23 facilities administered by the Executive Office of Elder Affairs.)

Residential board and care facilities pursuant to 104 CMR 28.00: Licensing and Operational Standards for Community Programs and housing no more than 12 people

**Delete** from list.

Congregate care facilities

**Revise** as follows.

Group R-4 occupancies shall meet the requirements for construction as defined for Group R-3, except as otherwise provided for in 780 CMR.

**312.1 General.** **Change** this code to 780 CMR and **Revise** the following list.

Agricultural buildings (See Appendix C for applicable requirements.)

Fences more than 7 feet (2134 mm) in height measured from the ground surface to top of post

**Add to list.**

**Greenhouses**