

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

**780 CMR 51.00: MASSACHUSETTS RESIDENTIAL CODE
(Amendments to the 2021 International Residential Code)**

CHAPTER R2 DEFINITIONS

R202 Add and/or revise definitions to read as follows:

[RB] BASIC WIND SPEED. Three-second gust speed at 33 feet (10 058 mm) above the ground in Exposure C (see Section R301.2.1) as given in Table R301.2(2).

BUILDING OFFICIAL. The building commissioner/inspector of buildings, local inspector or state building inspector charged with the administration and enforcement of 780 CMR in accordance with M.G.L. c. 143, §§ 3 and 3A.

COASTAL A ZONE. Area within a special flood hazard area, landward of a V zone or landward of an open coast without mapped coastal high-hazard areas. In a coastal A zone, the principal source of flooding must be astronomical tides, storm surges, seiches or tsunamis, not riverine flooding. During the base flood conditions, the potential for breaking wave height shall be greater than or equal to 11/2 feet (457 mm). The inland limit of the coastal A zone is (a) the Limit of Moderate Wave Action if delineated on a FIRM, or (b) designated by the authority having jurisdiction.

COASTAL DUNE. A coastal wetland resource area subject to the construction requirements of section R322.4.

COASTAL WETLAND RESOURCE AREA. Any coastal wetland resource area subject to protection under the Wetlands Protection Act, M.G.L. c. 131, § 40, and the Wetlands Protection Act Regulations, 310 CMR 10.21 through 10.35. Coastal wetland resource areas include barrier beaches, coastal beaches, coastal dunes, rocky intertidal shores, tidal flats, land subject to 100 year coastal storm flowage, coastal banks, land containing shellfish, lands subject to tidal action, and lands under an estuary, salt pond or certain streams, ponds, rivers, lakes or creeks within the coastal zone that are anadromous/catadromous fish runs. Coastal wetland resources are shown on a map entitled “Map of Coastal Wetland Resources For Building Officials.” Once a coastal wetland resource is identified, coastal dunes within that resource are delineated in accordance with guidance provided on the map.

ELECTRIC VEHICLE SERVICE EQUIPMENT (EVSE) Level -2 (220 - 240V). Equipment expressly designed for the safe charging of battery electric and plug-in hybrid electric vehicles.

JURISDICTION. The Board of Building Regulations and Standards.

LODGING HOUSE. A one-family dwelling with five or fewer guest rooms where one or more occupants are primarily permanent in nature and compensation is provided for the guest rooms. A building licensed as a “lodging house” in accordance with M.G.L. c. 140, §§ 22 through 31 shall comply with 780 CMR requirements according to its appropriate use and occupancy classification.

NATIVE LUMBER. Native lumber is wood processed in the Commonwealth of Massachusetts by a mill registered in accordance with 780 CMR 110.R4: *Registration of Native Lumber Producers*. Such wood is ungraded but is stamped or certified in accordance with the requirements of 780 CMR 110.R4. For the purpose of this definition, native lumber shall be restricted to the use in one- and two-story dwellings, barns, sheds, agricultural and accessory buildings and other structures when permitted by 780 CMR 110.R4.

Add as follows

OFFICIAL INTERPRETATION. A written interpretation made by the BBRS, under authority of M.G.L. c. 143, § 94(e), or by the Building Code Appeals Board under authority of M.G.L. c. 143, § 100, of any provision of 780 CMR, or its referenced standards, except the specialized codes.

Revise the following

REGISTERED DESIGN PROFESSIONAL. An individual who is registered or licensed to practice their respective design profession as defined by the statutory requirements of the professional registration laws of the Commonwealth.

Add the following

SPECIALIZED CODES. Codes, rules or regulations pertaining to building construction, reconstruction, alteration, repair or demolition promulgated by and under the authority of various boards authorized by the general court. See M.G.L. c. 143, § 96.

Add the following

STATE BUILDING INSPECTOR. An “inspector” as described in M.G.L. c. 143, § 3A.

Revise as follows

[RB] WINDBORNE DEBRIS REGION. Areas within *hurricane-prone regions* located in accordance with one of the following:

1. Within 1 mile (1.61 km) of the coastal mean high-water line where the nominal design wind speed, V_{asd} is 130 mph (58 m/s) or greater.
2. In areas where the ultimate design wind speed, V_{ult} is 140 mph (63 m/s) or greater.

NOTE: Values of V_{ult} are found in Table R301.2(2). To convert V_{ult} to V_{asd} , refer to Table R301.2.1.3.