

APPENDIX 120.Z

DESIGN AND CONSTRUCTION OF *TOWNHOUSES*

Note that this Appendix is unique to Massachusetts

SECTION 120.Z101 GENERAL

120.Z101.1 Scope. The provisions of 780 CMR 120.Z shall govern the design, construction, repair, renovation, alteration, addition, demolition and change of use to *townhouses*.

SECTION 120.Z102 DEFINITIONS

120.Z102.1 General. The following words and items shall, for the purposes of 780 CMR 120.Z and as used elsewhere in 780 CMR, have the meaning shown herein.

TOWNHOUSE: *A single family dwelling unit constructed in a group of three or more attached units in which each unit extends from foundation to roof and with open space on at least two sides (Use classification is typically R-2 by nature of numbers of and nature of occupancy of dwelling units per 780 CMR 3). Note; Townhouses (“row housing”) in Massachusetts, unlike one- and two-family dwellings, are subject to seismic design requirements but in other respects may resemble one- and two-family homes.*

LOW-RISE RESIDENTIAL BUILDINGS: *Any Residential use of up to three stories in height above grade, except hotels and motels.*

SECTION 120.Z103 BUILDING PLANNING FOR TOWNHOUSES

120.Z103.1 Design and construction. For design and construction purposes, *townhouses* shall be designed and constructed in accordance with the applicable requirements of the 7th Edition Massachusetts Basic Building Code (7th Edition, 780 CMR, Chapters 1 -50, as applicable). The height and area restrictions of 780 CMR 5 generally and of 780 CMR T503, specifically, shall likewise apply.

Exception 1: Energy conservation requirements for any new construction *low-rise residential building* (except hotels and motels) shall comply with the requirements of 780 CMR 61 of the 7th Edition Massachusetts Building Code for One- and Two-Family Dwellings.

Exception 2: Fire separation requirements between dwelling units shall comply with the requirements of Chapter 53, Section 5302 of the 7th Edition Building Code for One- and Two-Family Dwellings.

Exception 3: All required means of egress elements, including, but not limited to stair design and allowed widths, stair rise and run, hand rails and guardrails and required landings shall be allowed to comply with requirements of 780 CMR 51 – 100, as applicable or of 780 CMR 1-99

as applicable and as the building owner chooses but no mixing of requirements in a given egress route between the One- and Two-Family Building Code and the Basic Building Code is allowed.

Exception 4: Fire suppression requirements shall be in accordance with 780 CMR 9, as applicable, but occupant notification and fire detection shall be allowed by any methods acceptable per 780 CMR 9 or 780 CMR 53 for new construction and 780 CMR 34 and 780 CMR 93 for existing buildings provided that if sprinklers are substituted for smoke detectors in bedrooms, the activation of a sprinkler will cause occupant notification in the dwelling unit where sprinkler(s) have been activated.