

CHAPTER 10 - MEANS OF EGRESS - AMENDMENTS

The ninth edition building code became first effective on October 20, 2017 and, with a shortened concurrency period, the new code came into full force and effect on **January 1, 2018**.

The new, ninth edition code is based on modified versions of the following **2015 International Codes as published by the International Code Council (ICC)**.

- **The 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 (ISPSA);**
- **Portions of the International Fire Code (IFC).**

Massachusetts amends these code fairly significantly to accommodate for unique issues in the commonwealth. This package of amendments revise the IBC, IEBC, IMC, and IECC.

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 @ [Shop the Bookstore](#) and any of the I-Codes may be purchased from the International Code Council (ICC) @ [iccsafe.org](#).

Additionally, the ICC publishes transition documents that identify changes from the 2009 to the 2015 I-Codes for those who may have interest.

- [International Building Code \(IBC\) Transition](#)
- [International Residential Code \(IRC\) Transition.](#)

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CHAPTER 10: MEANS OF EGRESS

1001.3.1 and 1001.3.2 Add subsections as follows:

1001.3.1 Maintenance of Exterior Stairs and Fire Escapes. Exterior stairways and fire escapes 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.

1001.3.2 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.

1010.1.9.7, Item 4 Add second exception as follows:

Exception 2: In Use Group B buildings where one tenant occupies the entire floor and the building has a security station staffed 24 hours each day, the installation of a door release device may be omitted on egress doors in elevator lobbies provided that all other items in this section are met, and in addition, the following items are met:

- a. The building is equipped throughout with both a supervised automatic fire sprinkler system and a supervised automatic fire alarm system.
- b. The supervised automatic fire sprinkler system and the supervised fire alarm system shall interface with the access control system to unlock the doors automatically upon activation of either system.
- c. The elevator lobby shall be equipped with a telephone connected directly to the staffed security station. A sign having block letters one inch in height shall be provided directly above the telephone and shall state: "In case of emergency, pick up telephone. You will be connected directly to security personnel."

1010.1.9.11 **Exception 3.** Add the following sentence to the end of the exception:

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.

1010.1.9.12 Add subsection as follows:

1010.1.9.12 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.

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10.00: continued

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.

1010.1.10 Revise subsection as follows:

Insert the words "Transformer vaults and" before the word "Electrical" in the second paragraph of section 1010.10.

1013.1.1 Add subsection 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.