

CHAPTER 2 - DEFINITIONS - 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 (ISPSC);
- 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 revises the IRC only. Please see base code amendments for changes to other listed codes that comprise the ninth edition.

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](#).

Note: The residential code is part of the overall building code, which is referred to as 780 CMR. It is considered to be Chapter 51 in the overall code, which is why you will see reference to 780 CMR Chapter 51 in the amendments. The residential code is applicable to detached one- and two-family dwellings, multiple-family dwellings (townhouses) not more than three stories in height above the grade plane and/or their accessory structures not more than three stories in height above grade. See the base code for other building types.

51.00: continued

Upon refusal or neglect of said owner to comply with such notice, any building official acting under the authority of M.G.L. c. 143, §§ 6 through 12, shall enforce section R116.2 item 2a. or other equivalent procedure approved by the head of the fire department, continuously until such time as the building is reoccupied.

Any building which has been made to conform to the provisions of section 116.2 during vacancy may be reoccupied under its last permitted use and occupancy classification, provided that any systems which were disconnected or shut down during the period of vacancy are restored to fully functional condition and subject to section 105 and M.G.L. c. 40A. The local building official shall be notified in writing prior to reoccupancy. If said building is changed in use or occupancy or otherwise renovated or altered, it shall be subject to the applicable provisions of 780 CMR 34.00: *Existing Building Code*.

116.3 Marking or Identifying Certain Buildings That Are Especially Unsafe in the Case of Fire. Any building official who determines that a building is especially unsafe in case of fire under section 116 shall notify the head of the fire department about the existence of said building. The building official, in cooperation with the head of the fire department, shall cause said building to be marked in accordance with the marking requirements in 527 CMR 10.00: *Fire Prevention, General Provisions*.

Chapter 2: DEFINITIONS

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

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(4).

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 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.

51.00: continued

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.

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.

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.

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.

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

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

1. Within one 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 nominal design wind speed, V_{asd} , is 140 mph (63.6 m/s) or greater.

Note: Values of V_{ult} are found in Table R301.2(4). To convert V_{ult} to V_{asd} , refer to Table R301.2.1.3.

Chapter 3: BUILDING PLANNING

R301.1.1 Add item 4 below item 3 as follows:

4. American Forest and Paper Association ("AF&PA") *Prescriptive Residential Wood Deck Construction Guide* (DCA6).

R301.1.4 Add subsection as follows:

R301.1.4 Townhouse Buildings Greater than 35,000 ft³. Such buildings shall require registered design professional services in accordance with section 107.6 Construction Control.

R301.2 Revise section, and add Table R301.2(1) as follows:

R301.2 Climatic and Geographic Design Criteria. Buildings shall be constructed in accordance with the provisions of 780 CMR 51.00 as limited by the provisions of this section. *See* Table R301.2(1).