

THE MASSACHUSETTS STATE BUILDING CODE

780 CMR

Seventh Edition

COMMONWEALTH OF MASSACHUSETTS

**Published by
William F. Galvin
Secretary of the Commonwealth**

780 CMR: STATE BOARD OF BUILDING REGULATIONS AND STANDARDS
THE MASSACHUSETTS STATE BUILDING CODE

FOREWORD

**THE MASSACHUSETTS STATE BUILDING CODE (780 CMR),
SEVENTH EDITION**

FOREWORD

The Seventh Edition of the Massachusetts State Building Code consists of two volumes; one volume addressing all building USES except One- and Two-family detached dwellings and a second volume addressing only One- and Two-family dwellings.

The Seventh Edition Massachusetts Building Code Volume (Basic Building Code) addressing all building USES except One- and Two-family detached buildings is based on the ICC International Building Code-2003 (IBC-2003) with significant Massachusetts modifications.

The Seventh Edition Massachusetts Building Code Volume addressing only One- and two-Family detached buildings is based on the ICC International Residential Code (IRC-2003) with significant Massachusetts modifications.

The Chapters of the two-volume Building Code set are numbered consecutively from 1 to 120, with Chapters 1-50 being dedicated to that Volume of the Building Code addressing all building USES except One- and Two- family detached buildings and Chapters 51-99 dedicated to that Code Volume addressing only One- and Two-Family detached dwellings.

Regulations 110.R1 through 110.R-6 (Chapter 110) and Appendices 120.A through 120.Z (Chapter 120) are shared with both Volumes of the Seventh Edition Massachusetts State Building Code.

Chapter 35 is the Referenced Standards Chapter for the 7th Edition Basic Building Code and Chapter 100 is the Referenced Standards Chapter for the 7th Edition One- and Two-Family Dwelling Code; Regulations 110.R-1 through 110.R7 address, with modification, the same subjects as the Sixth Edition State Building Code address in its Regulations Section (R-1 through R-6). Appendices 120.A through 120.Z address, with modification, most subjects addressed in the Sixth Edition State Building Code (most of the Sixth Edition Appendices A-K, redefined alphabetically) but with additional Appendices acquired as a result of utilizing the ICC IBC and IRC as the bases for the Seventh Edition Massachusetts Building Code.

Where Massachusetts requirements are different than requirements of the baseline IBC-2003 and IRC-2003, every effort has been made to identify such differences using ***bold and italicized print*** or in the case of entire chapters unique to Massachusetts by simply identifying such at the beginning of the chapter but because Massachusetts does not just adopt unaltered versions of the IBC and the IRC the Reader is cautioned to always utilize the Massachusetts State Building Code when designing and constructing/reconstructing buildings and structures in Massachusetts.

The Seventh Edition Massachusetts State Building Code, being a two volume Code, is being implemented in stages, with the Building Code for One- and Two-family Dwellings, being implemented first.

In recognition of the time periods involved in the planning, design and construction of buildings and building related projects, and in order to effect an orderly and equitable transition between the Sixth and the Seventh Edition , the State Board of Building Regulations and Standards has implemented a policy regarding continued use of the current Sixth Edition Building Code while the new Seventh Edition Basic Building Code is also implemented (Please refer to the Department of Public Safety/Board of Building Regulations and Standards web page for such guidance - www.mass.gov/DPS).

The 7th Edition Building Code for One- and Two-Family Dwellings ran concurrent with the earlier 6th Edition Code during calendar year 2007 and became the singular one- and two-family Building Code as of January 1, 2008.

THE MASSACHUSETTS STATE BUILDING CODE

PURCHASING

The Secretary of the Commonwealth is the “legal keeper of the record” for all Codes of Massachusetts Regulation (CMRs) and court-certifiable versions of CMRs can only be obtained through the Secretary of the Commonwealth. As such, the Massachusetts Building Code may be purchased by visiting the State House Bookstore located in the State House building in Boston, Massachusetts or by calling the Bookstore at 617-727-2834 (to order on line, also see www.mass.gov and select the Secretary of the Commonwealth web page and select “Statehouse Bookstore/Publications and Regulations”).

AMENDMENT PROCESS

Pursuant to M.G.L. c. 143, § 97, 780 CMR is subject to change by amendment. Amendments shall be proposed on Forms made available at the Department of Public Safety and also found in Appendix 120.P of the Seventh Edition Building Code. Proposals are presented at public hearing where the Board of Building Regulations and Standards (BBRS) hears testimony both for and against such proposals. Ultimately, when the BBRS adopts a proposal such adopted amendments to 780 CMR become effective when promulgated and first appear published in the Bi-weekly *MASSACHUSETTS REGISTER*, issued by the Secretary of the Commonwealth (Publications and Regulations Division).

All proposals for amendment to 780 CMR must be received at least 60 days prior to the public hearing date. Changes that are voted approved are issued on a cycle determined by the BBRS.

The BBRS is mandated by law to convene public hearings to entertain changes to the Code a minimum of twice each calendar year; in May and November. Other public hearings may be scheduled as necessary.

Anyone wishing to present a code change should contact the Department of Public Safety/Board of Building Regulations and Standards at:

One Ashburton Place, Room 1301
Boston, MA 02108.

It is the responsibility of the Code-user to check the *MASSACHUSETTS REGISTER* to determine if amendments have been issued against 780 CMR or any other Construction Code (Electrical, Plumbing and Gas, Fire, Architectural Access, Elevator, etc.) of the Commonwealth.

FORWARD AND ACKNOWLEDGEMENTS

STATE BOARD OF BUILDING REGULATIONS AND STANDARDS

Gary Moccia, P.E., Chairman
Registered Professional Engineer
(Structural)

Jerry Ludwig, P.E.
Registered Professional Engineer
(Mechanical)

Presently Vacated
Building Trades Representative

Stephen Coan (*Ex Officio*)
State Fire Marshal
(Timothee Rodrique – Designee)

Brian Gale
Inspector of Buildings (Town)

Harry Smith
General Contractor of One and Two Family
Homes

Chief William Middlemiss
Head of a Local Fire Department

Stanley S. Shuman, P.E.
General Contractor of Commercial &
Industrial Buildings

Alexander H. MacLeod
Registered Architect

Douglas Semple
Inspector of Buildings (City)

Chief of Inspections (*Ex Officio*)
Robert Anderson

STAFF

Robert A. Anderson, Deputy Administrator
Michael Guigli, P.E. Technical Director
Thomas M. Riley, Code Development Manager
Donald Finocchio, P.E. Technical Analyst
Patricia Barry, Building Code Appeals Coordinator
Estelle Ormont, CSL & HIC Complaint Coordinator
Kimberly Spencer, Education Coordinator

