



**Commonwealth of Massachusetts
Division of Occupational Licensure
Office of Public Safety and Inspections**

1 Federal Street, Suite 0600
Boston, Massachusetts 02110-2012

MASSACHUSETTS STATE BUILDING CODE - CODE CHANGE PROPOSAL FORM

Impacted code:	<input type="checkbox"/> Base Code <input type="checkbox"/> Residential Code	State Use Only	
Date Submitted:		Date Received:	
Code Section:		Code Change Number:	
Name of proponent:			
Company / Organization represented, if any:	Check <input type="checkbox"/> if representing self		
Address (number, street, city, state, ZIP):			
Telephone number:			
Email address:			

PLEASE CHECK THE TYPE OF AMENDMENT PROPOSED

- Change existing section language
 Add new section
 Delete existing section and substitute
 Delete existing section, no substitute
 Other, Explain: _____

PLEASE TYPE THE PROPOSED AMENDMENT BELOW. If you propose to change a section, please copy the original text from either the relevant model code and/or MA amendment and indicate the code edition. Indicate, with a ~~strike through~~, the text that you propose to delete. Please also indicate any new text in both *italic* and **red** font. Finally, for each proposal submitted, please provide the justification items requested below. Completed code amendment forms may be emailed to bbrs-ma@mass.gov. Please attach additional pages as necessary.

Existing language:

Proposed changes:

Why is the ICC base code language not adequate/sufficient?

Pros of the proposed change:

Cons of the proposed change:

Estimated impact on life safety:

Estimated impact on cost:



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John Smith

100 Random Way

Somewhere, MA 55555

Existing language:

From 780 CMR 10.00: CHAPTER 10: MEANS OF EGRESS

1001.2.1 and 1001.2.2 Add subsections as follows:

1001.2.1 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.

Proposed changes:

1001.2.1 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, **BUT AT LEAST ANNUALLY**, 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.

Why is the ICC base code language not adequate / sufficient?

The language in question is unique to Massachusetts and is not contained in the ICC base code language. Due to the unique climate of Massachusetts, code provisions regarding weatherization must be more stringent than codes used in milder environments.

Pros of the proposed change:

This code change will require that exterior stairways and fire escapes constructed using materials requiring periodic application of a weather protecting product, such as waterproofing, have that treatment at least annually. This will increase the safety and lifespan of those stairs and escapes.

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It will further provide certainty to users who may otherwise be confused as to how often these products should be applied.

Cons of the proposed change:

This will potentially increase the maintenance costs of exterior stairways and fire escapes by increasing the frequency by which weather protecting products need to be applied.

Estimated impact on life safety:

Exterior stairs and fire escapes are exposed to the elements and are necessary for egress from buildings, especially during emergencies. As a result, their maintenance is essential. By requiring weather protecting products applied annually, this regulation will ensure that these building components are in good condition when needed.

Estimated impact on cost:

While dependent on the size of stairways and fire escapes, the typical cost of these products (a list can be provided on request) including professional installation would be approximately \$200 to \$500 a year.