

780 CMR 12.00

INTERIOR ENVIRONMENT

780 CMR 1201.0 GENERAL

1201.1 Scope. The provisions of 780 CMR 12.00 shall govern ventilation, temperature control, lighting, yards and courts, sound transmission, room dimensions, surrounding materials and rodent proofing associated with the interior spaces of buildings.

780 CMR 1202.0 DEFINITIONS

1202.1 General. The following words and terms shall, for the purposes of 780 CMR 12.00 and as used elsewhere in 780 CMR, have the meanings shown in 780 CMR 1202.1.

SUNROOM ADDITION. A one-story addition added to an existing building with a glazing area in excess of 40% of the gross area of the structure's exterior walls and roof.

THERMAL ISOLATION. A separation of conditioned spaces, between a sunroom addition and a dwelling unit, consisting of existing or new wall(s), doors and/or windows.

780 CMR 1203.0 VENTILATION

1203.1 General. Buildings shall be provided with natural ventilation in accordance with 780 CMR 1203.4, or mechanical ventilation in accordance with the *International Mechanical Code*.

Exception. *Every bathroom containing a bathtub and/or shower shall be equipped with a mechanical exhaust fan and associated ductwork with the fan exhausting, at such rates as specified in the ICC International Mechanical Code, Chapter 4 as referenced in 780 CMR 100.00. Passive ventilation methods such as operable windows shall not substitute for mechanical ventilation required in 780 CMR 12.00. Such bathroom exhaust shall vent directly to the outside and no exhaust vent shall terminate in attics or other interior portions of the building.*

1203.2 Attic Spaces. Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof framing members shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain and snow. Blocking and bridging shall be arranged so as not to interfere with the movement of air. A minimum of one inch (25 mm) of airspace shall be provided between the insulation and the roof sheathing. The net free ventilating area shall not be less than 1/150 of the area of the space ventilated, with 50% of the required ventilating area provided by ventilators located in the upper portion

of the space to be ventilated at least three feet (914 mm) above eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents.

Exceptions:

1. The minimum required net free ventilating area shall be $\frac{1}{300}$ of the area of the space ventilated, provided a vapor retarder having a transmission rate not exceeding one perm in accordance with ASTM E 96 is installed on the warm side of the attic insulation and provided 50% of the required ventilating area provided by ventilators located in the upper portion of the space to be ventilated at least three feet (914 mm) above eave or cornice vents, with the balance of the required ventilation provided by eave or cornice vents.

2. *Roof assemblies where an expanding spray foam insulation material, providing at least 40% of the total R-value of the required insulation, is in direct contact with the underside of the roof deck and adjacent framing members. If the permeability of the foam material is less than two perm-inch, no vapor barrier is necessary.*

3. *Roof assemblies where a board foam plastic insulation material, providing at least 40% of the total R-value of the required insulation, is placed on top of the roof deck. If the permeability of the foam material is less than two perm-inch, no vapor barrier is necessary.*

When either 780 CMR 1203.2, Exceptions 2. or 3. is taken, the following conditions must also be satisfied:

1. *The roof assembly, including the wall-to-eave-to-roof deck connection must be made air-tight, per 780 CMR J4.3.3 or 780 CMR 1304.3 as applicable.*

2. *Thermal barrier requirements, if any, shall be per 780 CMR 2603.4 as applicable.*

3. *The roof assembly must meet the fire-resistance rating requirements of 780 CMR, when and as applicable.*

4. *Roofing material must be listed/warranted by its manufacturer for use in an unvented roof system.*

1203.2.1 Openings into Attic. Exterior openings into the attic space of any building intended for human occupancy shall be covered with corrosion-resistant wire cloth screening, hardware cloth, perforated vinyl or similar material that will prevent the entry of birds, squirrels, rodents, snakes and other similar creatures. The openings therein shall be a minimum of $\frac{1}{8}$ inch (3.2 mm) and shall not exceed $\frac{1}{4}$ inch (6.4 mm). Where combustion air is obtained from an attic area, it

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shall be in accordance with the *International Mechanical Code*, Chapter 7 **except that combustion air requirements for gas-fired appliances and oil-fired appliances shall conform to the requirements of the *Specialized Codes*, 248 CMR and 527 CMR respectively.**

1203.3 Under-floor Ventilation. The space between the bottom of the floor joists and the earth under any building except spaces occupied by a basement or cellar shall be provided with ventilation openings through foundation walls or exterior walls. Such openings shall be placed so as to provide cross ventilation of the under-floor space.

1203.3.1 Openings for Under-floor Ventilation. The minimum net area of ventilation openings shall not be less than one square foot for each 150 square feet (0.67 m² for each 100 m²) of crawl-space area. Ventilation openings shall be covered for their height and width with any of the following materials, provided that the least dimension of the covering shall not exceed ¼ inch (6 mm):

1. Perforated sheet metal plates not less than 0.070 inch (1.8 mm) thick.
2. Expanded sheet metal plates not less than 0.047 inch (1.2 mm) thick.
3. Cast-iron grills or gratings.
4. Extruded load-bearing vents.
5. Hardware cloth of 0.035 inch (0.89 mm) wire or heavier.
6. Corrosion-resistant wire mesh, with the least dimension not exceeding ⅓ inch (3.2 mm).

1203.3.2 Exceptions. The following are exceptions to 780 CMR 1203.3 and 1203.3.1:

1. Where warranted by climatic conditions, ventilation openings to the outdoors are not required if ventilation openings to the interior are provided.
2. The total area of ventilation openings is permitted to be reduced to $\frac{1}{1,500}$ of the under-floor area where the ground surface is treated with an approved vapor retarder material and the required openings are placed so as to provide cross ventilation of the space. The installation of operable louvers shall not be prohibited.
3. Ventilation openings are not required where continuously operated mechanical ventilation is provided at a rate of 1.0 cubic foot per minute (cfm) for each 50 square feet (1.02 L/s for each 10 m²) of crawl-space floor area and the ground surface is covered with an approved vapor retarder.
4. Ventilation openings are not required when the ground surface is covered with an approved vapor retarder, the perimeter walls are insulated and the space is conditioned in accordance with the *International Energy Conservation Code*.
5. For buildings in flood hazard areas as

established in 780 CMR 120.G, the openings for under-floor ventilation shall be deemed as meeting the flood opening requirements of ASCE 24 provided that the ventilation openings are designed and installed in accordance with ASCE 24.

1203.4 Natural Ventilation. Natural ventilation of an occupied space shall be through windows, doors, louvers or other openings to the outdoors. The operating mechanism for such openings shall be provided with ready access so that the openings are readily controllable by the building occupants.

Exception. *All occupancies shall have mechanical ventilation in bathrooms and toilet rooms as specified in 780 CMR 1203.1.*

1203.4.1 Ventilation Area Required. The minimum openable area to the outdoors shall be 4% of the floor area being ventilated.

1203.4.1.1 Adjoining Spaces. Where rooms and spaces without openings to the outdoors are ventilated through an adjoining room, the opening to the adjoining room shall be unobstructed and shall have an area of not less than 8% of the floor area of the interior room or space, but not less than 25 square feet (2.3 m²). The minimum openable area to the outdoors shall be based on the total floor area being ventilated.

Exception. Exterior openings required for ventilation shall be permitted to open into a thermally isolated sunroom addition or patio cover provided that the openable area between the sunroom addition or patio cover and the interior room shall have an area of not less than 8% of the floor area of the interior room or space, but not less than 20 square feet (1.86 m²). The minimum openable area to the outdoors shall be based on the total floor area being ventilated.

1203.4.1.2 Openings below Grade. Where openings below grade provide required natural ventilation, the outside horizontal clear space measured perpendicular to the opening shall be 1½ times the depth of the opening. The depth of the opening shall be measured from the average adjoining ground level to the bottom of the opening.

1203.4.2 Contaminants Exhausted. Contaminant sources in naturally ventilated spaces shall be removed in accordance with the *International Mechanical Code* and the *International Fire Code*.

1203.4.2.1 Bathrooms. *Rooms containing bathtubs, showers, spas and similar bathing fixtures shall be mechanically ventilated in accordance with the International Mechanical Code – see 780 CMR 1203.1.*

1203.4.3 Openings on Yards or Courts. Where

natural ventilation is to be provided by openings onto yards or courts, such yards or courts shall comply with 780 CMR 1206.0.

1203.5 Other Ventilation and Exhaust Systems. Ventilation and exhaust systems for occupancies and operations involving flammable or combustible hazards or other contaminant sources as covered in *the ICC International Mechanical Code or the ICC International Fire Code shall be provided as required by both codes – Note that the ICC International Fire Code is not the Massachusetts State Fire Code but is referenced here narrow to ventilation requirements.*

780 CMR 1204.0 TEMPERATURE CONTROL

1204.1 Equipment and Systems. Interior spaces intended for human occupancy shall be provided with active or passive space-heating systems capable of maintaining a minimum indoor temperature of 68°F (20°C) at a point three feet (914 mm) above the floor on the design heating day.

Exception. Interior spaces where the primary purpose is not associated with human comfort.

780 CMR 1205.0 LIGHTING

1205.1 General. Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings in accordance with 780 CMR 1205.2 or shall be provided with artificial light in accordance with 780 CMR 1205.3. Exterior glazed openings shall open directly onto a public way or onto a yard or court in accordance with 780 CMR 1206.

Exception. *Every bathroom and toilet room shall be provided with artificial light. The illumination shall have an average intensity of three footcandles (32.29 lux) measured at a level of 30 inches (762 mm) above the floor.*

1205.2 Natural Light. The minimum net glazed area shall not be less than 8% of the floor area of the room served.

1205.2.1 Adjoining Spaces. For the purpose of natural lighting, any room is permitted to be considered as a portion of an adjoining room where ½ of the area of the common wall is open and unobstructed and provides an opening of not less than one-tenth of the floor area of the interior room or 25 square feet (2.32 m²), whichever is greater.

1205.2.2 Exterior Openings. Exterior openings required by 780 CMR 1205.2 for natural light shall open directly onto a public way, yard or court, as set forth in 780 CMR 1206.0.

Exceptions:

1. Required exterior openings are permitted to open into a roofed porch where the porch:
 - 1.1. Abuts a public way, yard or court.
 - 1.2. Has a ceiling height of not less than 7

feet (2134 mm).

- 1.3. Has a longer side at least 65% open and unobstructed.
2. Skylights are not required to open directly onto a public way, yard or court.

1205.3 Artificial Light. Artificial light shall be provided that is adequate to provide an average illumination of ten foot-candles (107 lux) over the area of the room at a height of 30 inches (762 mm) above the floor level.

1205.4 Stairway Illumination. Stairways within dwelling units and exterior stairways serving a dwelling unit shall have an illumination level on tread runs of not less than one foot-candle (11 lux). Stairs in other occupancies shall be governed by 780 CMR 10.00.

1205.4.1 Controls. *The control for activation of the required stairway lighting shall be in accordance with 527 CMR 12.00: The Massachusetts Electrical Code.*

1205.5 Emergency Egress Lighting. The means of egress shall be illuminated in accordance with 780 CMR 1006.1.

780 CMR 1206.0 YARDS OR COURTS

1206.1 General. 780 CMR 1206.0 shall apply to yards and courts adjacent to exterior openings that provide natural light or ventilation. Such yards and courts shall be on the same property as the building.

1206.2 Yards. Yards shall not be less than three feet (914 mm) in width for one- and two-story buildings. For buildings more than two stories in height, the minimum width of the yard shall be increased at the rate of one foot (305 mm) for each additional story. For buildings exceeding 14 stories in height, the required width of the yard shall be computed on the basis of 14 stories.

1206.3 Courts. Courts shall not be less than three feet (914 mm) in width. Courts having windows opening on opposite sides shall not be less than six feet (1829 mm) in width. Courts shall not be less than ten feet (3048 mm) in length unless bounded on one end by a public way or yard. For buildings more than two stories in height, the court shall be increased one foot (305 mm) in width and two feet (310 mm) in length for each additional story. For buildings exceeding 14 stories in height, the required dimensions shall be computed on the basis of 14 stories.

1206.3.1 Court Access. Access shall be provided to the bottom of courts for cleaning purposes.

1206.3.2 Air Intake. Courts more than two stories in height shall be provided with a horizontal air intake at the bottom not less than ten square feet (0.93 m²) in area and leading to the exterior of the building unless abutting a yard or public way.

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1206.3.3 Court Drainage. The bottom of every court shall be properly graded and drained to a public sewer or other approved disposal system complying with the *International Plumbing Code*.

780 CMR 1207.0 SOUND TRANSMISSION

1207.1 Scope. 780 CMR 1207.0 shall apply to common interior walls, partitions and floor/ceiling assemblies between adjacent dwelling units or between dwelling units and adjacent public areas such as halls, corridors, stairs or service areas.

1207.2 Air-borne Sound. Walls, partitions and floor/ceiling assemblies separating dwelling units from each other or from public or service areas shall have a sound transmission class (STC) of not less than 50 (45 if field tested) for air-borne noise when tested in accordance with ASTM E 90. Penetrations or openings in construction assemblies for piping; electrical devices; recessed cabinets; bathtubs; soffits; or heating, ventilating or exhaust ducts shall be sealed, lined, insulated or otherwise treated to maintain the required ratings. This requirement shall not apply to dwelling unit entrance doors; however, such doors shall be tight fitting to the frame and sill.

1207.3 Structure-borne Sound. Floor/ceiling assemblies between dwelling units or between a dwelling unit and a public or service area within the structure shall have an impact insulation class (IIC) rating of not less than 50 (45 if field tested) when tested in accordance with ASTM E 492.

780 CMR 1208.0 INTERIOR SPACE DIMENSIONS

1208.1 Minimum Room Widths. Habitable spaces, other than a kitchen, shall not be less than seven feet (2134 mm) in any plan dimension. Kitchens shall have a clear passageway of not less than three feet (914 mm) between counter fronts and appliances or counter fronts and walls.

1208.2 Minimum Ceiling Heights. Occupiable spaces, habitable spaces and corridors shall have a ceiling height of not less than seven feet six inches (2286 mm). Bathrooms, toilet rooms, kitchens, storage rooms and laundry rooms shall be permitted to have a ceiling height of not less than seven feet (2134 mm).

Exceptions:

1. In one- and two-family dwellings, see 780 CMR 5305.
2. If any room in a building has a sloped ceiling, the prescribed ceiling height for the room is required in one-half the area thereof. Any portion of the room measuring less than five feet (1524 mm) from the finished floor to the ceiling shall not be included in any computation of the minimum area thereof.
3. Mezzanines constructed in accordance with 780 CMR 505.1.

1208.2.1 Furred Ceiling. Any room with a furred ceiling shall be required to have the minimum ceiling height in $\frac{2}{3}$ of the area thereof, but in no case shall the height of the furred ceiling be less than seven feet (2134 mm).

1208.3 Room Area. Every dwelling unit shall have at least one room that shall have not less than 120 square feet (13.9 m²) of net floor area. Other habitable rooms shall have a net floor area of not less than 70 square feet (6.5 m²).

Exception. Every kitchen in a one- and two-family dwelling shall have not less than 50 square feet (4.64 m²) of gross floor area.

1208.4 Efficiency Dwelling Units. An efficiency living unit shall conform to the requirements of the code except as modified in 780 CMR 1208.4 items 1. through 4.:

1. The unit shall have a living room of not less than 220 square feet (20.4 m) of floor area. An additional 100 square feet (9.3 m) of floor area shall be provided for each occupant of such unit in excess of two.
2. The unit shall be provided with a separate closet.
3. The unit shall be provided with a kitchen sink, cooking appliance and refrigeration facilities, each having a clear working space of not less than 30 inches (762 mm) in front. Light and ventilation conforming to 780 CMR shall be provided.
4. The unit shall be provided with a separate bathroom containing a water closet, lavatory and bathtub or shower.

780 CMR 1209.0 ACCESS TO UNOCCUPIED SPACES

1209.1 Crawl Spaces. Crawl spaces shall be provided with a minimum of one access opening not less than 18 inches by 24 inches (457 mm by 610 mm).

1209.2 Attic Spaces. An opening not less than 20 inches by 30 inches (559 mm by 762 mm) shall be provided to any attic area having a clear height of over 30 inches (762 mm). A 30-inch (762 mm) minimum clear headroom in the attic space shall be provided at or above the access opening.

1209.3 Air Sealing Between Conditioned and Unconditioned Space. *The doors, trap doors, scuttles, and/or openings so formed, separating conditioned from unconditioned space shall be fitted with gaskets, weather strips etc. and such openings shall close tight to minimize air transfer between conditioned and unconditioned space (also see 780 CMR 13.00).*

1209.4 Mechanical Appliances. Access to mechanical appliances installed in under-floor areas, in attic spaces and on roofs or elevated structures shall be in accordance with the *International Mechanical Code*.

**780 CMR 1210.0 SURROUNDING
MATERIALS**

1210.1 Floors. In other than dwelling units, toilet and bathing room floors shall have a smooth, hard, nonabsorbent surface that extends upward onto the walls at least six inches (152 mm).

1210.2 Walls. Walls within two feet (610 mm) of urinals and water closets shall have a smooth, hard, nonabsorbent surface, to a height of four feet (1219 mm) above the floor, and except for structural elements, the materials used in such walls shall be of a type that is not adversely affected by moisture.

Exceptions:

1. Dwelling units and sleeping units.
2. Toilet rooms that are not accessible to the public and which have not more than one water closet.

Accessories such as grab bars, towel bars, paper dispensers and soap dishes, provided on or within walls, shall be installed and sealed to protect structural elements from moisture.

1210.3 Showers. Shower compartments and walls above bathtubs with installed shower heads shall be finished with a smooth, nonabsorbent surface to a height not less than 70 inches (1778 mm) above the drain inlet.

1210.4 Waterproof Joints. Built-in tubs with showers shall have waterproof joints between the tub and adjacent wall.

1210.5 Toilet Rooms. Toilet rooms shall not open directly into a room used for the preparation of food for service to the public.

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