

Notes: Mechanical ventilation of bathrooms containing a shower or bathtub is required at the ventilation rates noted in 780 CMR 5303.3 Exception.

Exhaust fans are not required by 780 CMR 51.00 through 99.00 in half-bathrooms. (For the purposes of 780 CMR 5303, half-bathrooms are defined as those bathrooms that contain only a toilet and sink.)

Massachusetts State Sanitary Code 105 CMR and/or Massachusetts Fuel Gas and Plumbing Code 248 CMR may require exhaust fans.

5303.4 Opening Location. Outdoor intake and exhaust openings shall be located in accordance with 780 CMR 5303.4.1 and 5303.4.2.

5303.4.1 Intake Openings. Mechanical and gravity outdoor air intake openings shall be located a minimum of ten feet (3048 mm) from any hazardous or noxious contaminant, such as vents, chimneys, plumbing vents, streets, alleys, parking lots and loading docks, except as otherwise specified in 780 CMR 51.00 through 99.00. Where a source of contaminant is located within ten feet (3048 mm) of an intake opening, such opening shall be located a minimum of two feet (610 mm) below the contaminant source.

For the purpose 780 CMR 5303, the exhaust from dwelling unit toilet rooms, bathrooms and kitchens shall not be considered as hazardous or noxious.

5303.4.2 Exhaust Openings. Outside exhaust openings shall be located so as not to create a nuisance. Exhaust air shall not be directed onto walkways.

5303.5 Outside Opening Protection. Air exhaust and intake openings that terminate outdoors shall be protected with corrosion-resistant screens, louvers or grilles having a minimum opening size of ¼ inch (6.4 mm) and a maximum opening size of ½ inch (12.7 mm), in any dimension. Openings shall be protected against local weather conditions. Outdoor air exhaust and intake openings shall meet the provisions for exterior wall opening protectives in accordance with 780 CMR 51.00 through 99.00.

5303.6 Stairway Illumination. All interior and exterior stairways shall be provided with *an artificial light source* to illuminate the stairs, including the landings and treads.

Such artificial light source shall comply with all applicable requirements of 527 CMR 12.

5303.6.1 Light Activation. The control for activation of the required interior stairway lighting shall conform to the requirements of 527 CMR 12.

5303.7 Required Glazed Openings. Required glazed openings shall open directly onto a street or public alley, or a yard or court located on the same lot as the building.

5303.7.1 Roofed Porches. Required glazed openings may face into a roofed porch where the porch abuts a street, yard or court and the longer side of the porch is at least 65% open and unobstructed and the ceiling height is not less than seven feet (2134 mm).

5303.8 Required Heating. Refer to 105 CMR 410.000 when applicable to rental property.

780 CMR 5304 MINIMUM ROOM AREAS

5304.1 Minimum Area. Every dwelling unit shall have at least one habitable room that shall have not less than *150 square* feet of gross floor area.

5304.2 Other Rooms. Other habitable rooms shall have a floor area of not less than 70 square feet (6.5 m²).

Exception: Kitchens.

5304.3 Minimum Dimensions. Habitable rooms shall not be less than seven feet (2134 mm) in any horizontal dimension.

Exception: Kitchens.

5304.4 Height Effect on Room Area. Portions of a room with a sloping ceiling measuring less than five feet (1524 mm) or a furred ceiling measuring less than seven feet (2134 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required habitable area for that room.

780 CMR 5305 CEILING HEIGHT

5305.1 Minimum Height. Habitable rooms, hallways, corridors, bathrooms, toilet rooms, laundry rooms and basements shall have a ceiling height of not less than seven feet (2134 mm). The required height shall be measured from the finish floor to the lowest projection from the ceiling.

Exceptions:

1. Beams and girders spaced not less than four feet (1219 mm) on center may project not more than six inches (152 mm) below the required ceiling height.
2. Ceilings in basements without habitable spaces may project to within six feet, eight inches (2032 mm) of the finished floor; and beams, girders, ducts or other obstructions may project to within six feet, four inches (1931 mm) of the finished floor.
3. Not more than 50% of the required floor area of a room or space is permitted to have a sloped ceiling less than seven feet (2134 mm) in height with no portion of the required floor area less than five feet (1524 mm) in height.
4. Bathrooms shall have a minimum ceiling height of six feet eight inches (2036 mm) over the fixture and at the front clearance area for fixtures. A shower or tub equipped with a showerhead shall have a minimum ceiling

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height of six feet eight inches (2036 mm) above a minimum area 30 inches (762 mm) by 30 inches (762 mm) at the showerhead.

5. Ceiling heights in habitable basements, including drop ceilings, shall be a minimum of six feet eight inches (2032 mm).

780 CMR 5306 SANITATION AND ELECTRICAL REQUIREMENTS

(Where applicable, refer to 248 CMR and/or 310 CMR 15.00 Title 5 and/or 105 CMR 435.000 Chapter V and/or 527 CMR 12).

5306.1 Toilet Facilities. Every dwelling unit shall be provided with a water closet, lavatory, and a bathtub or shower conforming to the applicable requirements of 248 CMR (the Massachusetts Fuel Gas and Plumbing Code).

5306.2 Kitchen. Each dwelling unit shall be provided with a kitchen area and every kitchen area shall be provided with a sink conforming to the applicable requirements of 248 CMR (the Massachusetts Fuel Gas and Plumbing Code).

5306.3 Sewage Disposal. All plumbing fixtures shall be connected to a sanitary sewer or to an approved private sewage disposal system.

5306.4 Water Supply to Fixtures. All plumbing fixtures shall be connected to an approved water supply. Kitchen sinks, lavatories, bathtubs, showers, bidets, laundry tubs and washing machine outlets shall be provided with hot and cold water; all such requirements conforming to the applicable requirements of 248 CMR (the Massachusetts Fuel Gas and Plumbing Code).

5306.5 Electrical Code. See 527 CMR 12.

780 CMR 5307 TOILET, BATH AND SHOWER SPACES

5307.1 Space Required. Fixtures shall be spaced as required by the applicable requirements of 248 CMR (the Massachusetts Fuel Gas and Plumbing Code)

5307.2 Bathtub and Shower Spaces. Bathtub and shower floors and walls above bathtubs with installed shower heads and in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than six feet (1829 mm) above the floor (also see 248 CMR).

SECTION 5308 GLAZING

5308.1 Identification. Except as indicated in 780 CMR 5308.1.1, and as required by CPSC 16 CFR (Code of Federal Regulations); 1201 and M.G.L. c. 143, §§ 3t, 3U and 3T, each pane of glazing installed in hazardous locations as defined in 780 CMR 5308.4 shall be provided with a manufacturer's, fabricator's or installer's label, designating

the type and thickness of glass and the safety glazing standard with which it complies, which is visible in the final installation. The label shall be acid etched, sandblasted, ceramic-fired, embossed mark, or shall be of a type which once applied cannot be removed without being destroyed.

Note: also refer to 780 CMR 61.00 relative to the National Fenestration Rating Council (NFRC) listing.

Exceptions:

1. For other than tempered glass, labels may be omitted provided the building official approves the use of a certificate, affidavit or other evidence confirming compliance with 780 CMR 51.00 through 99.00.
2. Tempered spandrel glass may be identified by the manufacturer with a removable paper label.

5308.1.1 Identification of Multipane Assemblies. Multi-pane assemblies having individual panes not exceeding one square foot (0.09 m²) in exposed area shall have at least one pane in the assembly identified in accordance with 780 CMR 5308.1. All other panes in the assembly shall be labeled "16 CFR 1201."

5308.2 Louvered Windows or Jalousies. Regular, float, wired or patterned glass in jalousies and louvered windows shall be no thinner than nominal $\frac{3}{16}$ inch (4.76 mm) and no longer than 48 inches (1219 mm). Exposed glass edges shall be smooth.

5308.2.1 Wired Glass Prohibited. Wired glass with wire exposed on longitudinal edges shall not be used in jalousies or louvered windows.

5308.3 Human Impact Loads. Individual glazed areas including glass mirrors in hazardous locations such as those indicated as defined in 780 CMR 5308.4 shall pass the test requirements of CPSC 16 CFR, Part 1201. Glazing shall comply with the CPSC 16 CFR, Part 1201 criteria for Category I or Category II as indicated in 780 CMR Table 5308.3.

Exceptions:

1. Polished wired glass for use in fire doors and other fire resistant locations shall comply with ANSI Z97. 1.
2. Louvered windows and jalousies shall comply with 780 CMR 5308.2.

5308.4 Hazardous Locations. The following locations, as established by M.G.L. c. 143, § 3T and as specified in 780 CMR 5308, shall be considered specific hazardous locations for the purposes of glazing:

1. Glazing in swinging doors except jalousies.
2. Glazing in fixed and sliding panels of sliding door assemblies and panels in sliding and bifold closet door assemblies.
3. Glazing in storm doors.
4. Glazing in all unframed swinging doors.