



THE COMMONWEALTH OF MASSACHUSETTS  
William Francis Galvin, Secretary of the Commonwealth  
State Publications and Regulations

**REGULATION FILING AND PUBLICATION**

1. Regulation Chapter, Number & Heading:

**780 CMR**

2. Name of Agency:

**THE MASSACHUSETTS STATE BUILDING CODE  
STATE BOARD OF BUILDING REGULATIONS & STANDARDS**

3 This document is reprinted from the Code of Massachusetts Regulations and contains the following:

**This is the  
Seventhth Edition of the Massachusetts State Building Code  
as adopted by the  
State Board of Building Regulations and Standards and filed with the  
Office of the Secretary of the Commonwealth  
(BASIC/COMMERCIAL)**

Under the Provisions of Massachusetts General Laws, Chapter 30A, § 6, and Chapter 233, § 75,  
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**09/01/2008**

**BUILDING CODE 7TH COMMERC  
BC7 COMMERCIAL**



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**WILLIAM FRANCIS GALVIN**  
Secretary of the Commonwealth



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<b>780 CMR 1</b>	<b>ADMINISTRATION</b>
<b>780 CMR 2</b>	<b>DEFINITIONS</b>
<b>780 CMR 3</b>	<b>USE &amp; OCCUPANCY CLASSIFICATION</b>
<b>780 CMR 4</b>	<b>SPECIAL DETAILED REQUIREMENTS BASED ON USE &amp; OCCUPANCY</b>
<b>780 CMR 5</b>	<b>GENERAL BUILDING HEIGHTS &amp; AREAS</b>
<b>780 CMR 6</b>	<b>TYPES OF CONSTRUCTION</b>
<b>780 CMR 7</b>	<b>FIRE-RESISTANCE-RATED CONSTRUCTION</b>
<b>780 CMR 8</b>	<b>INTERIOR FINISHES</b>
<b>780 CMR 9</b>	<b>FIRE PROTECTION &amp; LIFE SAFETY SYSTEMS</b>
<b>780 CMR 10</b>	<b>MEANS OF EGRESS</b>
<b>780 CMR 11</b>	<b>ACCESSIBILITY</b>
<b>780 CMR 12</b>	<b>INTERIOR ENVIRONMENT</b>
<b>780 CMR 13</b>	<b>ENERGY CONSERVATION</b>
<b>780 CMR 14</b>	<b>EXTERIOR WALLS</b>
<b>780 CMR 15</b>	<b>ROOF ASSEMBLIES &amp; ROOF TOP STRUCTURES</b>

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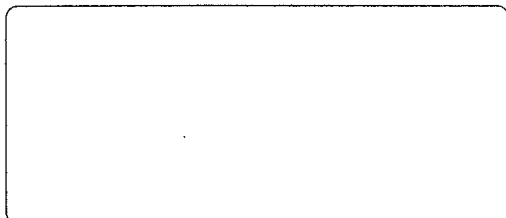
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STATE BOARD OF BUILDING REGULATIONS & STANDARDS**
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**780 CMR 16 STRUCTURAL DESIGN**  
**780 CMR 17 QUALITY ASSURANCE DURING CONSTRUCTION**  
**780 CMR 18 FOUNDATIONS AND RETAINING WALLS**  
**780 CMR 19 CONCRETE**  
**780 CMR 20 ALUMINUM**  
**780 CMR 21 MASONRY**  
**780 CMR 22 STEEL**  
**780 CMR 23 WOOD**  
**780 CMR 24 GLASS AND GLAZING**  
**780 CMR 25 GYPSUM BOARD AND PLASTER**  
**780 CMR 26 PLASTIC**  
**780 CMR 27 ELECTRICAL**  
**780 CMR 28 MECHANICAL SYSTEMS**  
**780 CMR 29 PLUMBING SYSTEMS**

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**780 CMR 30 ELEVATORS AND CONVEYING SYSTEMS  
780 CMR 31 SPECIAL CONSTRUCTION  
780 CMR 32 ENCROACHMENTS INTO THE PUBLIC RIGHT - OF - WAY  
780 CMR 33 SAFEGUARDS DURING CONSTRUCTION  
780 CMR 34 EXISTING STRUCTURES  
780 CMR 35 REFERENCED STANDARDS  
780 CMR 36-50 RESERVED  
780 CMR 110 SPECIAL REGULATIONS  
780 CMR 111-119 RESERVED  
780 CMR 120 APPENDICES**

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Secretary of the Commonwealth

# **THE MASSACHUSETTS STATE BUILDING CODE**

**780 CMR**

*Seventh Edition*

**COMMONWEALTH OF MASSACHUSETTS**

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



**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 7<sup>th</sup> Edition Basic Building Code and Chapter 100 is the Referenced Standards Chapter for the 7<sup>th</sup> 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](http://www.mass.gov/DPS)).

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

780 CMR: STATE BOARD OF BUILDING REGULATIONS AND STANDARDS  
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](http://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

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