

TABLE OF CONTENTS

780 CMR 1.00 ADMINISTRATION

Section

101	Scope	11
102	Applicability	12
103	Maintenance	13
104	Validity	13
105	Office of the Inspector of Buildings or Building Commissioner	13
106	Duties and Powers of the Building Official	14
107	Duties and Powers of the State Inspector	16
108	Rules and Regulations	17
109	Approval	18
110	Application for Permit	19
111	Permits	22
112	Demolition of Structures	23
113	Conditions of Permit	24
114	Fees	24
115	Inspection	24
116	Registered Architectural and Professional Engineering Services – Construction Control	25
117	Workmanship	26
118	Violations	26
119	Stop Work Order	27
120	Certificate of Occupancy	27
121	Unsafe Structures	28
122	Board of Appeals	30
123	Construction Materials Safety Board	33
124	Fire Prevention – Fire Protection Advisory Committee	33
125	Structural Peer Review Advisory Committee	34

780 CMR 2.00 DEFINITIONS

Section

201	General	35
202	Definitions	35

780 CMR 3.00 USE AND OCCUPANCY CLASSIFICATION

Section

301	General	45
302	Classification	45
303	Assembly Group A	49
304	Business Group B	49
305	Educational Group E	50
306	Factory Group F	50
307	High-Hazard Group H	50
308	Institutional Group I	59
309	Mercantile Group M	61
310	Residential Group R	61
311	Storage Group S	62
312	Utility and Miscellaneous Group U	63

780 CMR 4.00 SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY

Section

401	Scope	65
402	Covered Mall Buildings	65
403	High-Rise Buildings	69
404	Atriums	70
405	Underground Buildings	71

406	Motor-vehicle-related Occupancies	72
407	Group I-2	76
408	Group I-3	77
409	Motion Picture Projection Rooms	80
410	Stages and Platforms	80
411	Special Amusement Buildings	83
412	Aircraft-related Occupancies	83
413	Combustible Storage	85
414	Hazardous Materials	86
415	Groups H-1, H-2, H-3, H-4 and H-5	90
416	Application of Flammable Finishes	102
417	Drying Rooms	103
418	Organic Coatings	103
419	Mobile Units	103
420	Swimming Pools	103
421	Group Residence	103
422	Day Care Centers	105
423	Summer Camps for Children	110
424	Bulk Merchandising Retail Buildings	110
425	Limited Group Residence	115
426	Detoxification Facilities	118
427	Group Dwelling Units	120

780 CMR 5.00 GENERAL BUILDING HEIGHTS AND AREAS

Section

501	General	125
502	Definitions	125
503	General Height and Area Limitations	125
504	Height Modifications	127
505	Mezzanines	127
506	Area Modifications	128
507	Unlimited Area Buildings	129
508	Special Provisions	130

780 CMR 6.00 TYPES OF CONSTRUCTION

Section

601	General	133
602	Construction Classification	133
603	Combustible Material in Type I and II Construction	134

780 CMR 7.00 FIRE-RESISTANCE-RATED CONSTRUCTION

Section

701	General	137
702	Definitions	137
703	Fire-Resistance Ratings and Fire Tests	138
704	Exterior Walls	140
705	Fire Walls	143
706	Fire Barriers	145
707	Shaft Enclosures	146
708	Fire Partitions	149
709	Smoke Barriers	149
710	Smoke Partitions	150
711	Horizontal Assemblies	150
712	Penetrations	151
713	Fire-resistant Joint Systems	153
714	Fire-resistance Rating of Structural Members	154
715	Opening Protectives	155
716	Ducts and Air Transfer Openings	159
717	Concealed Spaces	162

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

TABLE OF CONTENTS - continued

718	Fire-resistance Requirements for Plaster . . . . .	164	1025	Emergency Escape and Rescue . . . . .	293
719	Thermal- and Sound-Insulating Materials . . . . .	164			
720	Prescriptive Fire Resistance . . . . .	165		<b>780 CMR 11.00 ACCESSIBILITY</b>	
721	Calculated Fire Resistance . . . . .	183		Section	
				1101	Jurisdiction . . . . . 295
	<b>780 CMR 8.00 INTERIOR FINISHES</b>				
	Section			<b>780 CMR 12.00 INTERIOR ENVIRONMENT</b>	
801	General . . . . .	213		Section	
802	Definitions . . . . .	213	1201	General . . . . .	297
803	Wall and Ceiling Finishes . . . . .	213	1202	Definitions . . . . .	297
804	Interior Floor Finish . . . . .	216	1203	Ventilation . . . . .	297
805	Decorations and Trim . . . . .	217	1204	Temperature Control . . . . .	299
			1205	Lighting . . . . .	299
	<b>780 CMR 9.00 FIRE PROTECTION AND LIFE SAFETY SYSTEMS</b>		1206	Yards or Courts . . . . .	299
	Section		1207	Sound Transmission . . . . .	300
901	General . . . . .	219	1208	Interior Space Dimensions . . . . .	300
902	Definitions . . . . .	222	1209	Access to Unoccupied Spaces . . . . .	300
903	Automatic Sprinkler Systems . . . . .	226	1210	Surrounding Materials . . . . .	301
904	Alternative Automatic Fire-extinguishing Systems . . . . .	231			
905	Standpipe Systems . . . . .	232		<b>780 CMR 13.00 ENERGY CONSERVATION</b>	
906	Portable Fire Extinguishers . . . . .	235		Section	
907	Fire Alarm and Detection Systems . . . . .	235	1301	Administration . . . . .	303
908	Emergency Alarm Systems . . . . .	244	1302	Definitions . . . . .	307
909	Smoke Control Systems . . . . .	245	1303	Design Conditions . . . . .	313
910	Smoke and Heat Vents . . . . .	254	1304	Building Envelope Requirements . . . . .	314
911	Fire Command Center . . . . .	256	1305	Heating, Ventilation and Air Conditioning . . . . .	324
912	Fire Department Connections . . . . .	256	1306	Service Water Heating . . . . .	340
913	Private Underground Fire Mains and Yard Hydrants . . . . .	256	1307	Electric Power Distribution . . . . .	340
914	Fire Pumps . . . . .	256	1308	Lighting Systems . . . . .	343
915	Carbon Monoxide Protection . . . . .	257	1309	Building Design by Systems Analysis . . . . .	350
	<b>780 CMR 10.00 MEANS OF EGRESS</b>			<b>780 CMR 14.00 EXTERIOR WALLS</b>	
	Section			Section	
1001	Administration . . . . .	259	1401	General . . . . .	353
1002	Definitions . . . . .	259	1402	Definitions . . . . .	353
1003	General Means of Egress . . . . .	261	1403	Performance Requirements . . . . .	353
1004	Occupant Load . . . . .	262	1404	Materials . . . . .	354
1005	Egress Width . . . . .	263	1405	Installation of Wall Coverings . . . . .	355
1006	Means of Egress Illumination . . . . .	263	1406	Combustible Materials on the Exterior Side of Exterior Walls . . . . .	359
1007	Accessible Means of Egress . . . . .	264	1407	Metal Composite Materials (MCM) . . . . .	360
1008	Doors, Gates and Turnstiles . . . . .	266			
1009	Stairways and Handrails . . . . .	271		<b>780 CMR 15.00 ROOF ASSEMBLIES AND ROOF TOP STRUCTURES</b>	
1010	Ramps . . . . .	274		Section	
1011	Exit Signs . . . . .	276	1501	General . . . . .	363
1012	Guards . . . . .	276	1502	Definitions . . . . .	363
1013	Exit Access . . . . .	277	1503	Weather Protection . . . . .	363
1014	Exit and Exit Access Doorways . . . . .	279	1504	Performance Requirements . . . . .	364
1015	Exit Access Travel Distance . . . . .	280	1505	Fire Classification . . . . .	364
1016	Corridors . . . . .	281	1506	Materials . . . . .	365
1017	Exits . . . . .	282	1507	Requirements for Roof Coverings . . . . .	365
1018	Number of Exits and Continuity . . . . .	282	1508	Roof Insulation . . . . .	375
1019	Vertical Exit Enclosures . . . . .	283	1509	Rooftop Structures . . . . .	375
1020	Exit Passageways . . . . .	285	1510	Reroofing . . . . .	376
1021	Horizontal Exits . . . . .	285			
1022	Exterior Exit Ramps and Stairways . . . . .	286		<b>780 CMR 16.00 STRUCTURAL DESIGN</b>	
1023	Exit Discharge . . . . .	287		Section	
1024	Assembly . . . . .	288	1601	General . . . . .	379
			1602	Definitions and Notations . . . . .	379

## TABLE OF CONTENTS - continued

1603	Construction Documents . . . . .	380	1911	Minimum Slab Provisions . . . . .	468
1604	General Design Requirements . . . . .	381	1912	Reserved . . . . .	468
1605	Load Combinations . . . . .	390	1913	Anchorage to Concrete . . . . .	468
1606	Dead Loads . . . . .	391	1914	Shotcrete . . . . .	468
1607	Live Loads . . . . .	391	1915	Reinforced Gypsum Concrete . . . . .	470
1608	Snow Loads . . . . .	396	1916	Concrete-Filled Pipe Columns . . . . .	470
1609	Wind Loads . . . . .	398			
1610	Lateral Soil and Hydrostatic Loads . . . . .	400	<b>780 CMR 20.00</b>	<b>ALUMINUM</b>	
1611	Rain Loads . . . . .	400	Section		
1612	Flood Loads . . . . .	400	2001	General . . . . .	471
1613	Earthquake Loads - Purpose . . . . .	400	2002	Materials . . . . .	471
1614	Earthquake Loads - General . . . . .	401			
1615	Earthquake Loads - Modifications to		<b>780 CMR 21.00</b>	<b>MASONRY</b>	
	Applicable Provisions of ASCE 7 . . . . .	401	Section		
1616	through 1623 Reserved . . . . .	416	2101	General . . . . .	473
1624	<i>In-situ</i> Load Tests . . . . .	416	2102	Definitions and Notations . . . . .	473
1625	Alternative Test Procedure . . . . .	416	2103	Modifications to ACI 530 . . . . .	475
1626	Test Safe Load . . . . .	417	2104	Masonry Construction Materials . . . . .	475
1627	Preconstruction Load Tests . . . . .	417	2105	Construction . . . . .	476
			2106	Seismic Design for Shear Walls . . . . .	476
<b>780 CMR 17.00</b>	<b>QUALITY ASSURANCE DURING</b>		2107	Walls Isolated from the Lateral Load	
	<b>CONSTRUCTION</b>			Resisting System . . . . .	478
Section			2108	Additional Requirements . . . . .	479
1701	General . . . . .	419	2109	and 2110 Reserved . . . . .	479
1702	Definitions . . . . .	420	2111	Masonry Fireplaces . . . . .	479
1703	Quality Assurance for Structural Components		2112	Masonry Heaters . . . . .	484
	and Assemblies . . . . .	420	2113	Masonry Chimneys . . . . .	485
1704	Quality Assurance for Curtain Wall				
	Construction . . . . .	426	<b>780 CMR 22.00</b>	<b>STEEL</b>	
1705	Quality Assurance for Sprayed Fire Resistive		Section		
	Materials . . . . .	426	2201	General . . . . .	491
1706	Quality Assurance for Smoke Control Systems .	426	2202	Definitions and Nomenclature . . . . .	491
1707	Quality Assurance for Stairs and Railings . . . .	427	2203	Identification . . . . .	492
1708	Quality Assurance for Non-structural		2204	Reserved . . . . .	492
	Assemblies . . . . .	427	2205	Structural Steel . . . . .	492
			2206	Steel Joists . . . . .	494
<b>780 CMR 18.00</b>	<b>FOUNDATIONS AND RETAINING</b>		2207	Steel Cable Structures . . . . .	494
	<b>WALLS</b>		2208	Steel Storage Racks . . . . .	494
Section			2209	Cold-formed Steel . . . . .	494
1801	General . . . . .	429	2210	Cold-formed Steel Light Framed Construction .	495
1802	Foundation and Soils Investigations . . . . .	429	2211	Cold-formed Steel Light-Framed Shear Walls .	495
1803	Excavation, Grading and Fill . . . . .	430	2212	Cast-steel Construction . . . . .	500
1804	Allowable Load-bearing Values . . . . .	431			
1805	Footings and Mat Foundations . . . . .	436	<b>780 CMR 23.00</b>	<b>WOOD</b>	
1806	Foundation Walls and Retaining Walls . . . . .	438	Section		
1807	Dampproofing, Waterproofing and		2301	General . . . . .	500.1
	Groundwater Control . . . . .	442	2302	Definitions . . . . .	500.1
1808	Pier and Pile Foundations . . . . .	444	2303	Supplemental Requirements . . . . .	500.2
1809	Driven Pile Foundations . . . . .	452	2304	General Construction Requirements . . . . .	500.6
1810	Cast-in-Place Concrete Pile Foundations . . . .	455	2305	General Design Requirements for Lateral-	
1811	Composite Piles . . . . .	462		Force-Resisting Systems . . . . .	500.13
1812	Pier Foundations . . . . .	462	2306	Capacity and Construction of Lateral Force	
				Resisting Systems . . . . .	500.21
<b>780 CMR 19.00</b>	<b>CONCRETE</b>		<b>780 CMR 24.00</b>	<b>GLASS AND GLAZING</b>	
Section			Section		
1901	General . . . . .	465	2401	General . . . . .	500.33
1902	through 1907 Reserved . . . . .	465	2402	Definitions . . . . .	500.33
1908	Modifications to ACI 318 . . . . .	465	2403	General Requirements for Glass . . . . .	500.33
1909	Reserved . . . . .	467			
1910	Seismic Design Provisions . . . . .	467			

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

TABLE OF CONTENTS - continued

2404	Wind, Snow, Seismic and Dead Loads on Glass . . . . .	500.33	<b>780 CMR 31.00 SPECIAL CONSTRUCTION</b>	
2405	Sloped Glazing and Skylights . . . . .	500.41	Section	
2406	Safety Glazing . . . . .	500.43	3101	General . . . . . 500.71
2407	Glass in Handrails and Guards . . . . .	500.45	3102	Membrane Structures . . . . . 500.71
2408	Glazing in Athletic Facilities . . . . .	500.45	3103	Temporary Structures . . . . . 500.73
2409	Glass in Floors and Sidewalks . . . . .	500.45	3104	Pedestrian Walkways and Tunnels . . . . . 500.73
			3105	Awnings and Canopies . . . . . 500.74
			3106	Marquees . . . . . 500.75
			3107	Signs . . . . . 500.75
			3108	Radio and Television Towers . . . . . 500.75
			3109	Swimming Pool Enclosures and Safety Devices . . . . . 500.75
<b>780 CMR 25.00 GYPSUM BOARD AND PLASTER</b>			<b>780 CMR 32.00 ENCROACHMENTS INTO THE PUBLIC RIGHT-OF-WAY</b>	
Section			Section	
2501	General . . . . .	500.47	3201	General . . . . . 500.77
2502	Definitions . . . . .	500.47	3202	Encroachments . . . . . 500.77
2503	Inspection . . . . .	500.47		
2504	Vertical and Horizontal Assemblies . . . . .	500.47	<b>780 CMR 33.00 S A F E G U A R D S D U R I N G CONSTRUCTION</b>	
2505	Shear Wall Construction . . . . .	500.47	Section	
2506	Gypsum Board Materials . . . . .	500.48	3301	General . . . . . 500.79
2507	Lathing and Plastering . . . . .	500.48	3302	Construction Safeguards . . . . . 500.79
2508	Gypsum Construction . . . . .	500.48	3303	Demolition . . . . . 500.79
2509	Gypsum Board in Showers and Water Closets . . . . .	500.49	3304	Site Work . . . . . 500.79
2510	Lathing and Furring for Cement Plaster (Stucco) . . . . .	500.50	3305	Sanitary . . . . . 500.80
2511	Interior Plaster . . . . .	500.50	3306	Protection of Pedestrians . . . . . 500.80
2512	Exterior Plaster . . . . .	500.51	3307	Protection of Adjoining Property . . . . . 500.81
2513	Exposed Aggregate Plaster . . . . .	500.52	3308	Temporary Use of Streets, Alleys and Public Property . . . . . 500.81
			3309	Fire Extinguishers . . . . . 500.81
<b>780 CMR 26.00 PLASTIC</b>			3310	Exits . . . . . 500.82
Section			3311	Standpipes . . . . . 500.82
2601	General . . . . .	500.53	3312	Automatic Sprinkler System . . . . . 500.82
2602	Definitions . . . . .	500.53	3313	Design Loads on Structures During Construction . . . . . 500.82
2603	Foam Plastic Insulation . . . . .	500.53		
2604	Interior Finish and Trim . . . . .	500.56	<b>780 CMR 34.00 EXISTING STRUCTURES</b>	
2605	Plastic Veneer . . . . .	500.57	Section	
2606	Light-Transmitting Plastics . . . . .	500.57	3400	Scope . . . . . 500.83
2607	Light-Transmitting Plastic Wall Panels . . . . .	500.58	3401	Definitions . . . . . 500.85
2608	Light-Transmitting Plastic Glazing . . . . .	500.59	3402	Implementation . . . . . 500.86
2609	Light-Transmitting Plastic Roof Panels . . . . .	500.59	3403	Hazard Index . . . . . 500.87
2610	Light-Transmitting Plastic Skylight Glazing . . . . .	500.60	3404	Requirements for Continuation of the Same <i>Use</i> <i>Group</i> or Change to a <i>Use Group</i> Resulting in a Change in <i>Hazard Index</i> of One or less . . . 500.87
2611	Light-Transmitting Plastic Interior Signs . . . . .	500.61	3405	Requirement for Change in <i>Use Group</i> to Two or More <i>Hazard Indices</i> Greater . . . 500.89
			3406	<i>Compliance Alternatives</i> . . . . . 500.89
<b>780 CMR 27.00 ELECTRICAL</b>			3407	Energy Provisions for <i>Existing Buildings</i> . . . 500.89
Section			3408	Structural Requirements for <i>Existing Buildings</i> . . . . . 500.91
2701	General . . . . .	500.63	3409	Historic Buildings . . . . . 500.101
2702	Emergency and Standby Power Systems . . . . .	500.63		
			<b>780 CMR 35.00 REFERENCED STANDARDS</b>	500.105
<b>780 CMR 28.00 MECHANICAL SYSTEMS</b>			<b>780 CMR 36.00 THROUGH 50.00 RESERVED</b>	500.123
Section				
2801	General . . . . .	500.65		
<b>780 CMR 29.00 PLUMBING SYSTEMS</b>				
Section				
2901	General . . . . .	500.67		
<b>780 CMR 30.00 ELEVATORS AND CONVEYING SYSTEMS</b>				
Section				
3001	General . . . . .	500.69		
3002	Hoistway Enclosures . . . . .	500.69		
3003	Machine Rooms . . . . .	500.69		

TABLE OF CONTENTS - continued

<b>780 CMR 51.00 THROUGH 109.00</b> . . . . . 501	120.I	Patio Covers . . . . . 1009
<i>See Seventh Edition of Massachusetts Building Code</i>	120.J	Grading . . . . . 1011
<i>for One and Two Family Dwellings</i>	120.K	Manufactures Housing Used as Dwellings . . . 1015
<b>780 CMR 110.00 SPECIAL REGULATIONS</b>	120.L	Manufactured Buildings, Manufactured Building Components and Manufactured Housing . . . . . 1021
Section	120.M	Swimming Pools, Spas and Hot Tubs . . . . . 1025
110.R1 Concrete Testing Laboratories Licensing . . . . . 925	120.N	Private Sewage Disposal . . . . . 1029
110.R2 Concrete Field Testing Technician . . . . . 929	120.O	Sound Transmission . . . . . 1031
110.R3 Manufactured Buildings, Building Components and Mobile Homes . . . . . 931	120.P	Standard Forms and Applications . . . . . 1033
110.R4 Licensing Native Lumber Producers . . . . . 945	120.Q	Recommended Fastening Schedule . . . . . 1059
110.R5 Construction Supervisors . . . . . 947	120.R	Guidance for Selection of Foundation Material Classes . . . . . 1063
110.R6 Registration and Enforcement of Home Improvement Contractor Program . . . . . 955	120.S	Reference Data for Repair, Alteration, and Change of Use of Existing Buildings . . . . . 1067
110.R7 Certification of Inspectors of Buildings, Building Commissioners and Local Inspectors . . . . . 967	120.T	<i>(Reserved)</i> . . . . . 1089
<b>780 CMR 111.00 THROUGH 119.00 RESERVED</b>	120.U	Independent Structural Engineer Review . . . . 1095
<b>780 CMR 120.00 APPENDICES</b>	120.V	Energy Provisions . . . . . 1097
120.A Employee Qualifications . . . . . 981	120.W	Floor Protector Thermal Conductivity Calculations . . . . . 1099
120.B Board of Appeals . . . . . 983	120.X	Schedule of Fees . . . . . 1101
120.C Group U Agricultural Buildings . . . . . 985	120.Y	Historic Structures . . . . . 1105
120.D <i>(Reserved)</i> . . . . . 987	120.Z	Design and Construction of Townhouses . . . . 1109
120.E Supplementary Accessibility Requirements . . . 989		
120.F Rodent Proofing . . . . . 991		
120.G Flood Resistant Construction and Construction in Coastal Dunes . . . . . 993		
120.H Signs . . . . . 1003		
		<i>The Index to the one- and two-family dwellings Code can be found on pages 1111 through 1120 which are included with 780 CMR 51.00 through 99.00. Those pages are not included with this basic/commercial Code 780 CMR 1.00 through 50.00.</i>
		<b>INDEX to 780 CMR 1.00 through 50.00</b> . . . . . 1121

**TABLE OF CONTENTS** - continued

(PAGES 7 THROUGH 10 ARE RESERVED FOR FUTURE USE.)