



The Commonwealth of Massachusetts Department of Public Safety

Deval Patrick
Governor

Timothy Murray
Lieutenant Governor

Board of Building Regulations
and Standards

One Ashburton Place, Room 1301
Boston, Massachusetts 02108-1618
Phone (617) 727-3200
Fax (617) 727-5732
TTY (617) 727-0019
www.mass.gov/dps

Kevin M. Burke
Secretary

Thomas G. Gatzunis, P.E.
Commissioner

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Kathy Rafuse
Secretary of the Commonwealth Publication Office
1 Ashburton Place, 16th Floor
Boston, Massachusetts 02108

Subject: Energy Efficiency Amendments, 780 CMR

Advisory on Energy Efficiency Requirements MA Building Code, 780 CMR, 7th Edition

In accordance with the statutory requirements of the Green Communities Act, the Board of Building Regulations and Standards (BBS) has amended the Building Code as of January 1, 2010, requiring the use of the 2009 International Energy Conservation Code (IECC) with MA amendments, instead of IECC 2006. Recognizing the burden this may place on projects under design, **BBS is allowing a 6-month concurrency period, through June 30, 2010**, during which either the IECC 2006 w/2007 IECC Supplement and MA amendments or IECC 2009 with MA amendments may be used.

Regards,

Don Finocchio
Technical Analyst
BBS/DPS



780 CMR: STATE BOARD OF BUILDING REGULATIONS AND STANDARDS
REPAIR, RENOVATION, ALTERATION, ADDITION, DEMOLITION AND
CHANGE OF USE OF EXISTING ONE- AND TWO-FAMILY DWELLINGS

5. Ceiling heights in basement or cellar spaces shall be a minimum of six feet eight inches (2032 mm) but discrete projections below ceilings in basement or cellar spaces due to structure and/or HVAC ductwork/piping shall be allowed to a minimum height of six feet six inches (1981 mm) if in the opinion of the building official such ceiling heights and projections are not unduly hazardous to the occupants.

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

9305.2 Interior Trim and Finish. All new interior finish and trim within the work area shall comply with the requirements of 780 CMR 51.00 through 99.00 for new construction, as applicable.

9305.3 Structural Requirements. If the remodeling or alteration results in additional dead, environmental or live loads as prescribed by 780 CMR 93.00, the existing structural system shall be investigated and, if necessary, strengthened to safely support the additional loads, prior to any remodeling or alteration that would impose such loading. When applicable, fenestration shall conform to the wind-borne debris requirements of 780 CMR 53.00.

9305.4 Fire Protection Systems. Existing fire protection systems shall be permitted to remain without change, provided such systems are in a serviceable condition. See also 780 CMR 9304.8 if applicable to the reconstruction event.

Note: Also see M.G.L. c. 148, §§ 26B, 26E, 26F and 27A and 527 CMR as applicable.

9305.5 Existing Stairways, Stairs and Landings. Existing stairways, landings, handrails and guardrails are permitted to remain in service without modification unless such stairs, handrails or guardrails are structurally unsound or otherwise unsafe or unserviceable. If replaced, existing stairs may be reconstructed without necessarily requiring the stairway dimensions to be altered.

9305.5.1 Existing Handrails and Guardrails. If existing handrails and/or guardrails are totally replaced, such shall be replaced with handrail/guardrails complying with the code for new construction.

9305.6 Replacement Windows. See 780 CMR 9304.5.

9305.7 Energy Conservation Requirements. Energy conservation requirements shall comply with 780 CMR 9307.

9305.8 Additions to Existing Buildings.

9305.8.1 General. Vertical and horizontal additions to existing buildings shall comply with the code for new construction to the fullest extent

practicable. Effects of the addition on the existing structural systems shall be evaluated and action shall be taken where necessary to ensure that structural effects in the existing building caused by the addition are properly accounted for. Additions which have the effect of creating additional dead, live or drifted or sliding snow loads on the adjacent building shall cause the adjacent building to be evaluated and strengthened where necessary.

9305.8.2 Ingress and Egress. Existing doors, corridors and stairs or other egress component systems are permitted to be used to access an addition without requiring nonconforming elements to comply with the code for new construction unless, in the opinion of the building official, said ingress and egress components are unsafe.

Exception: Ceiling heights may be constructed to match existing ceiling heights where the ceiling height in the existing portion of the building do not comply with 780 CMR 51.00 through 99.00 for new construction but in no instance less than those prescribed in 780 CMR 9305.1, Exceptions 4. and 5.

9305.8.3 Chimneys. Vertical or horizontal additions which necessitate the extension of an existing chimney shall cause the existing chimney to comply with requirements for new construction to the fullest extent practicable.

9305.8.4 Fire Protection Systems. Existing fire protection systems shall be permitted to remain without change provided that the system is serviceable condition. For additions which result in the creation of additional sleeping rooms, see 780 CMR 9304.8.

9305.8.5 Energy Conservation Requirements. Energy conservation requirements shall comply with 780 CMR 9307.

780 CMR 9306 FLOOD PLAIN CONSTRUCTION

Additions to existing buildings or alterations to existing buildings shall comply with 780 CMR 5323.

Note: The total replacement of a foundation system in a flood zone shall be deemed to be the replacement of a building system and shall cause the structure to be elevated or otherwise floodproofed to the extent required for new construction in accordance with 780 CMR 5323 to the fullest extent practicable.

780 CMR 9307 ENERGY CONSERVATION

9307.1 General. Energy efficiency provisions for existing one and two family dwellings shall comply with the International Energy Conservation Code (IECC) 2006 with the 2006/2007 Supplement, or with the International Energy Conservation Code 2009, and with the Massachusetts amendments to the IECC as provided in 780 CMR 61.00.

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

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