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City of Everett
Code Enforcement

Certain regulations of the Massachusetts State Building Code (780 CMR)

Re: Permits, Construction, Occupancy

110.1 Permit application: It shall be unlawful to construct, reconstruct, alter, repair, remove or demolish a *building* or *structure*; or to change the use or *occupancy* of a *building* or *structure*; or to install or alter any equipment for which provision is made or the installation of which is regulated by 780 CMR without first filing a written application with the building official and obtaining the required permit therefore.

110.7 Construction documents: The application for permit shall be accompanied by not less than three sets of *construction documents*. The building official is permitted to waive, or modify the requirements for filing construction documents when the building official determines that the scope of the work is of a minor nature.

302.1.1 Specific occupancy areas: Specific occupancy areas which are incidental to the main use group shall be separated and protected in accordance with Table 302.1.1 and shall be classified in accordance with the main use group of the portion of the building in which the specific occupancy area is located. Where the building, or portion thereof, containing the specific occupancy area is required to be protected with an *automatic fire suppression system*.

313.1.2 Separated use groups: Each portion of the building shall be individually classified in a use group and shall be completely separated from adjacent *fire areas* by fire separation assemblies (see 780 CMR 709.0) and floor/ceiling assemblies (see 780 CMR 713.0) having a fire resistance rating determined in accordance with Table 313.1.2, for the use groups being separated. Table 313.1.2 requires a 2-hour rating.

918.4.7 Use Group R-2: An *automatic fire detection* system shall be installed and maintained throughout all occupancies in use group R-2 and in accordance with table 918.

1010.2 Minimum number: Every floor area shall be provided with the minimum number of approved independent *exits* as required by Table 1010.2 based on the occupant load. Table 1010.2 requires two exists.

1010.4 Emergency escape: Every sleeping room below the fourth story in occupancies in Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units shall be operable from the inside without the use of special knowledge, separate tools or force greater than that which is required for normal operation of the window. Where windows are provided as a *means of egress* or rescue, the windows shall have the bottom of the clear opening not more than 44 inches (1118 mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening of 5.7 square feet (0.53 m²). The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm).

1014.4 Headroom: The minimum headroom in all parts of a *stairway* shall not be less than 80 inches (2032 mm) measured vertically from the tread nosing or from the floor surface of the landing or platform.

1014.6 Treads and risers: Maximum riser height shall be seven inches (178 mm) and minimum riser height shall be four inches (102 mm). Minimum tread depth shall be 11 inches (279 mm), measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge.

1204.1 Ceiling heights: *Habitable (spaces)* rooms other than kitchens shall have a ceiling height of not less than seven feet six inches (2286 mm). Hallways, *corridors*, bathrooms, toilet rooms, kitchens, laundry rooms and *habitable basements* that are only used as recreation rooms shall have a ceiling height of not less than seven feet (2134 mm) measured to the lowest projection from the ceiling.

1206.2 Minimum glazing area: Every room or space intended for human occupancy shall have an exterior glazing area of not less than 8% of the floor area. Natural light shall be provided by glazing areas that open onto *courts* or yards which comply with the requirements of 780 CMR 1212.0, or by other approved means.