



Concord Building Division and Zoning Enforcement Newsletter

Town of Concord
141 Keyes Road
Concord, MA 01742 ~978-318-3280

OCTOBER 23, 2017

VOLUME 1, NUMBER 1

The 9th Edition of the Building Code becomes effective on

October 20, 2017

Concurrency period with 8th edition ends January 1, 2018

The new, ninth edition code is based on modified versions of the following 2015 codes as published by the International Code Council (ICC).



- The International Building Code (IBC);
- International Residential Code (IRC);
- International Existing Building Code (IEBC);
- International Mechanical Code (IMC);
- International Energy Conservation Code (IECC);
- International Swimming Pool and Spa Code (ISPSC);
- Portions of the International Fire Code (IFC).

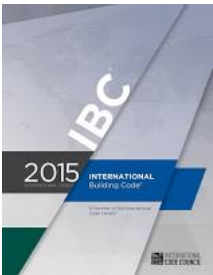
The 2015 International codes may be viewed @ [I-Codes](#). The Massachusetts amendments for the base code may be viewed @ [Base Code Amendments](#) and the residential code amendments may be viewed @ [Residential Code Amendments](#).

ICC publishes transition documents that identify changes from the 2009 to the 2015 I-Codes for those who may have interest.

[International Building Code \(IBC\) Transition](#)
[International Residential Code \(IRC\) Transition](#)

Official versions of the Massachusetts amendments may be purchased from the State House Bookstore after October 20th @ [Shop the Bookstore](#) and any of the I-Codes may be purchased from the International Code Council (ICC) @ [iccsafe.org](#).

Some new requirements of the 9th edition of 780 CMR-



Massachusetts State Building Code

- 1) **Deck Ledger Connection to Band Joist R507.2-** The deck ledger section is reorganized to better describe the minimum requirements for connection of deck ledgers to band joists.
- 2) **Alternative Deck Lateral Load Connection- R507.2.4** When the prescriptive deck lateral load connection that has appeared in the previous editions of the code is chosen as a design option, the code now requires the two hold-down devices to be within 2 feet of the ends of the deck. A new lateral load connection option prescribes our hold-downs installed below the deck structure
- 3) **Glazing Adjacent to Doors R308.4.2** - Glazing installed perpendicular to a door in a closed position and within 24in of the door only requires safety glazing if it is on the hinge side of an in-swinging door.
- 4) **Glazing and Wet Surfaces - R308.4.5-** The exception from the safety glazing requirement for glazing that is 60 in. or greater from the water's edge of a bathtub, hot tub, spa, whirlpool, or swimming pool has been expanded to include glazing that is an equivalent distance from the edge of a shower, sauna, or steam room.



ZONING HEIGHT REQUIREMENT **CLARIFICATION**

Building Height-Zoning Section 6.2.11

6.2.11 Height Commercial: The height of a building shall be measured as the vertical distance from the **mean** ground level of each side of the building to either the highest point of the exterior in the case of a flat roof or to the mean average finished grade between the plate and the ridge in the case of a pitched roof Chimneys, spires, towers, and other projections not used for human occupancy or storage may extend above the height limits herein fixed except wind turbine facilities, which can only exceed the maximum height requirement by special permit granted by the Board. As described in Table III of the Zoning Bylaw.

In the Medical-Professional District south of Route 2, no portion of a building shall exceed thirty-five (35) feet in height unless such portion sets back from each street and such Medical-Professional District boundary line an amount equal to the sum of (1) the applicable minimum yard requirement and two (2) feet for each foot of height in excess of thirty-five (35) feet, provided that in no case shall any portion of a building exceed one hundred ten (110) feet in height.

Residential Districts Additions Height: In Addition to the height requirement in Table III of the Zoning Bylaw, the Residence AA, Residence A, Residence C and Residence B Districts, the height of a building shall be measured as the vertical distance from the ‘base elevation’ to the **peak** of the roof, or the highest point of the exterior in the case of a flat roof. The ‘base elevation’ is the average of the elevations of the ground where the two corners of the lowest foundation wall of any **existing structure** meet the ground.

Residential New Construction Height: For new construction the base elevation will be determined using the **average** of the elevations of the ground of the two corners of the where the **proposed lowest** foundation wall of a structure meet the ground at the location on the site where **the new building** is being placed prior to any grading or mounding. With all information shown on a CERTIFIED proposed plot plan prepared by a LAND SURVEYOR.

The Board may grant relief from the above definition for the height of a building in the Residence AA, Residence A, Residence C and Residence B Districts provided the Board finds that a literal application of this requirement would be unreasonable because there are no reasonable alternatives available and that the desired relief may be granted without substantial detriment to the neighborhood and without derogating from the intent and purpose of this Bylaw.

In the Residence C and Residence B Districts, any part of the principal structure that **extends** into the three (3) foot side yard exception as defined in subsection 6.2.7 shall be **no greater** than fifteen (15) feet in height.

In the West Concord Business and West Concord Village Districts, the minimum height of the side and rear portions of a principal building shall be fifteen (15) feet; the front façade shall have a minimum height of eighteen (18) feet.

The space within becomes the reality of the building.

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Frank Lloyd Wright

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