



Town of Tyngsborough

Building Department

25 Bryants Lane

Tyngsborough, Massachusetts 01879

Office: (978) 649-2300 Ext. 112

Requirements for basement renovations into habitable space

Two (2) sets of plans to scale, showing entire footprint of basement area and identifying existing and proposed rooms/spaces. Label each room. 780 CMR R106

Finish ceiling height to code on plans.

780 CMR R305, MA Amendments, R305.1, R305.1.1

Light, ventilation and heating.

780 CMR R303 MA Amendments R303.3, R303.6, R303.8

Window sizes 8% of room area 780 CMR R303.1, See Exceptions

Ventilation... natural or mechanical ...details.

780 CMR

Existing HVAC system capable to carry new loads of proposed area. Calculations to comply with Energy code. 780 CMR 6104.0 Mass.

Check Energy Code submitted.

Framing details of proposed walls, including fire stopping and draft stopping. 780 CMR R302.11, R302.12

Details of Emergency Escape and Rescue Openings Required 780 CMR R310.1

Details of existing stairway and upgrades required by Code including handrails and guardrails. 780 CMR R311.7, Ma Amendments R311.1, R311.7.4.2

Life safety systems 780 CMR 5311.5 identified on plans. Any questions on smoke detectors, contact Capt. Pat Sands (978) 649-7671

Massachusetts State Building Code is now online. Simply go to the BBRS web page at <http://www.mass.gov/eopss/consumer-prot-and-bus-lic/license-type/csl/building-codebbrs.html> and follow the prompts for the building code online. 780 CMR 8th edition 1&2 Family Building Code