

## APPENDIX 120.Z

### DESIGN AND CONSTRUCTION OF *TOWNHOUSES*

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#### 780 CMR 120.Z102 DEFINITIONS

120.Z102.1 General. The following words and items shall, for the purposes of 780 CMR 120.Z and as used elsewhere in 780 CMR, have the meaning shown in 780 CMR 120Z102.

**TOWNHOUSE.** *A single family dwelling unit constructed in a group of three or more attached units in which each unit extends from foundation to roof and with open space on at least two sides (Use classification is R-2 per 780 CMR 3.00). Note; Townhouses (“row housing”) in Massachusetts, unlike one- and two-family dwellings, are subject to seismic design requirements but townhouses of no more than three stories in height are allowed, in certain other respects, to resemble one- and two-family homes.*

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#### 780 CMR 120.Z103 BUILDING PLANNING

##### FOR TOWNHOUSES

**120.Z103.1 Design and Construction.** For design and construction purposes, *townhouses* shall be designed and constructed in accordance with the applicable requirements of 780 CMR 1.00 through 50.00: *The Massachusetts State Building Code, 7<sup>th</sup> Edition*, as applicable). The height and area restrictions of 780 CMR 5.00 generally and of 780 CMR ~~5.03~~ **Table 503**, specifically, shall likewise apply.

**Exception 1.** Energy conservation requirements for any new construction *low-rise residential building* including townhouses of no more than three stories in height (except hotels and motels) shall comply with the requirements of 780 CMR 61.00: *Energy Efficiency of the Massachusetts Building Code for One- and Two-Family Dwellings, 7<sup>th</sup> Edition*.

**Exception 2.** For townhouses of no more than three stories in height, fire separation requirements between dwelling units shall comply with the requirements of 780 CMR ~~5302~~ **5317** of the Massachusetts Building Code for One- and Two-Family Dwellings or the fire separation requirements dictated by the building Construction Type, whichever is greater.

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**Exception 4:** For townhouses of no more than 3 stories in height, the wind and snow design loads of the 7<sup>th</sup> Edition Building Code for One- and Two-Family Dwellings, 780 CMR 53, shall be allowed utilized. For townhouses of four stories or more, the wind and snow design loads of the 7<sup>th</sup> Edition Basic Building Code, Chapter 16 shall apply.

Note that seismic design is required of townhouses of any story height.