

Table 110: Schedule for Periodic Inspection of Existing Buildings
(See Chapters 3: Use and Occupancy Classification and 4: Special Detailed Requirements
Based on Use and Occupancy for complete descriptions of use groups.)

Use Group	Use Group	Use Group Description	Minimum Inspections	Maximum Certification Period
A-1	Movie theaters or theaters for performing acts (stage and scenery)	> 400 occupant load	Semi-annual	One year
		≤ 400 occupant load	Semi-annual	One year
A-2	Restaurants, Night Clubs or similar uses	> 400 occupant load ¹	Semi-annual ¹	One year
		≤ 400 occupant load ¹	Annual ¹	One year
A-3	Lecture halls, dance halls, churches	> 400 occupant	Semi-annual	One year
	and places of religious worship, recreational centers, terminals, etc.	load ≤ 400 occupant load	Annual	One year
A-4	Low density recreation and similar uses.		see note 3.	Five years
A	Special amusement buildings or portions thereof.		see note 3.	One year
E	Educational, day care		see note 3.	One year
I-1	Group home		see note 3.	One year
I-2	Residents incapable of self-preservation: hospitals, nursing home, mental hospitals, certain day care facilities.		see note 3.	Two years ²
I-3	Residents restrained: prisons, jails, detention centers, etc.		see note 3.	Two years
I-4	Adult and/or child day care facilities.		see note 3.	One year
R-1	Hotels, motels, boarding houses, etc.		see note 3.	One year
R-1	Detoxification facilities		see note 3.	Two years
R-2	Multi-family		see note 3.	Five years
R-2	Dormitories and R-2 Congregate Living		see note 3	One year
R-2	Summer Camps for children.		Annual	One year
R-3	Residential facilities licensed by DDS or DMH		Annual	One year
R-4	Residential care/assisted living facilities (≤ 16 persons)		Annual	One year
Any	Facilities licensed by the Alcohol Beverage Control Commission where alcoholic beverages are served and consumed.		Annual ⁴ as per M.G.L. c. 10, § 74	One year as per M.G.L. c. 10, § 74
Any	House museums (as recognized by Massachusetts Historical Commission)		Annual	One year
Any	Fire escapes, etc. per 780 CMR 10.00: <i>Means of Egress</i>		Five years	Five years

NOTES:

1. When appropriate for A-2 uses, the inspection for the Certificate of Inspection should include and be timed to satisfy the requirements of M.G.L. c. 10, § 74.
2. One year for facilities licensed or operated by the Department of Mental Health ("DMH").
3. Prior to issuance of new certificate.
4. Certificates of inspection for establishments intending to sell alcoholic beverages to be consumed on the premises shall be governed by M.G.L. c. 10, § 74 and the inspection schedule in section 110.7. The building official may issue a temporary inspection certificate, once co-signed by the building official and by the head of the fire department, effective to a date certain for the establishment.
5. It is the responsibility of building owner to meet the inspection requirements in this table for continued use and occupancy. The maximum certification period specified in the table is intended to provide administrative flexibility. For uses allowing more than one year maximum certification period, the permit may determine the certificate validity term. For example, an R-2 building could be certified for one, two, three, four or five years.