



SHORT-TERM RENTAL Information Sheet for Inspection Form

**Inspectional Services
Department**
831 Massachusetts Ave.
617-349-6100

NOTE: The following is for informational purposes only for use by City staff. The footnotes and reference codes and standards below reference current codes, which may be periodically changed, supplemented or updated. All new codes and code changes legally adopted by the State of Massachusetts or City of Cambridge shall be applicable regardless of whether this document is updated.

¹ Dimensional Standards – Minimum Requirements (unless noted otherwise) (from 105 & 780 CMR)

<u>Unit or room:</u>	No room or area in a dwelling may be used for habitation if more than ½ of its floor-to-ceiling height is below the average grade of the adjoining ground and is subject to chronic dampness.
<u>Dwelling unit:</u>	150 sq. ft. net area of floor space for first occupant and 100 sq. ft. net area for each additional occupant (floor space calculated on total habitable room area (i.e. exclude fixed cabinets, closets etc.); in addition, at least one habitable room shall be at least 120 sq. ft. gross floor area
<u>ceiling height:</u>	7 ft. ceiling height; sloped ceiling min. 5' height and maximum 50% of required space <u>sleeping room:</u> 7 ft. clear in any plan direction; 70 sq. ft. net area for first occupant and where more than one occupant min. 50 sq. ft. net area per occupant
<u>living spaces:</u>	7 ft. clear in any plan direction
<u>kitchen:</u>	3 feet clear passage between counter/appliance and wall

² Minimum Glazing Area (from 105 & 780 CMR)

All habitable rooms must have aggregate glazing area of not less than 8% of the floor area of the room, or a combination of 4% of the floor area plus artificial illumination of 6 foot candles over the area of the room at 30" above the floor level.

³ Minimum Ventilation & Exhaust Air Quantities (from 105 & 780 CMR)

Windows, skylights, doors or transoms in exterior walls or roofs that can be easily opened to a minimum of 4% of the floor area of the room, or mechanically ventilated with 0.35 air changes per hour (for individual room), or mechanically ventilated with 15 cfm (for whole house ventilation system). Skylights may not allow rain to pour in.

Kitchens require 100 cfm intermittent mechanical exhaust or 25 cfm continuous mechanical exhaust

Bathrooms require 50 cfm intermittent mechanical exhaust or 20 cfm continuous mechanical exhaust

Reference Codes and Standards

Massachusetts Residential Code 8th Edition 780 CMR 51.00

International Residential Code 2009

International Building Code 2009

International Existing Building Code 2009

Massachusetts Public Health Code 105 CMR 410: Minimum Standards of Fitness for Habitation (State Sanitary Code, Chapter 2)

National Fire Protection Association (NFPA) Standards as required by the Cambridge Fire Department