

TOWN OF HINGHAM
Board of Appeals



210 Central Street, Hingham, MA 02043-2758 • Telephone (781) 741-1494 • Fax (781) 740-0239
• ZBA@hingham-ma.gov •

RECEIVED

SEP 08 2026

FORM 2
Town Clerk
Hingham, MA

APPLICATION FOR ZONING HEARING

Application date: 09/08/26

The undersigned hereby petitions the Board of Appeals for the following:

- | | | |
|---|--|--|
| ☐ Appeal | ☐ Variance | ☐ Special Permit A1 |
| ☒ Special Permit A2 | ☐ Variance Modification | ☐ Special Permit Modification |

Subject Property: 57 Water Street, Unit 2 Zoning District: Bus. District A / Downtown Overlay

Applicant's Name: Lisa Gelman Address: 9801 Collins Ave, Apt 8G, Bal Harbour, FL 33154

Record title to the subject property stands in the name(s):

Thomas Welby LLC

Address of owner of record: 57 Water Street, Unit 2, Hingham, MA 02043

Title reference:

- ☒ (Unregistered land) Plymouth County Registry of Deeds, Book 58359, Page 68
☐ (Registered land) Land Court Certificate of Title No. _____, Book _____, Page _____

The undersigned is:

- | | |
|--|---|
| ☐ Owner of subject property | ☒ Holder of written option to purchase property |
| ☐ Holder of valid lease to subject property | |

Written authorization from property owner must be submitted with application documents.

TOWN OF HINGHAM
Board of Appeals



State briefly what is currently on the premises:

Unit 2 of the Water Street Condominium (est. 1986, four units at 55-63 Water Street), comprising the first and second floors of an existing two-story wood-frame building at 57 Water Street (approx. 4,122 sq. ft.). The unit is currently in commercial use (most recently a fitness/wellness studio and offices, Business Group B occupancy). The first floor contains offices, a hallway, an ADA bathroom, a mechanical room and waiting area. The second floor contains former treatment rooms, a sauna/cold plunge area, two half bathrooms and a separate shower, a mechanical room and an exterior egress deck and stair. Off-street parking for the property is provided by the Town parking lot across Water Street. No zoning relief has previously been sought for this unit.

Brief description of work:

The first floor will remain in commercial use (professional office / tutoring, test-preparation and educational consulting services). Installation of a 5/8" fire-rated ceiling assembly between the commercial first floor and the residential second floor will be added. The second floor (approx. 2,000 sq. ft.) will be converted to one two-bedroom residential dwelling unit with a living room, kitchen, dining room, home office and three bathrooms. Please see handwritten markings on the Kearney I Pierce Architects plans (sheets A-1, A-2, A-3, G-1). All work is interior and will be designed by an architect: removal or partial removal of non-bearing partitions, addition of a new kitchen at the location of the former hair salon, renovation of the two existing second-floor bathrooms and the addition of a shower to one of them, creation of a new bathroom that will incorporate an existing shower and add a bath tub, toilet and double vanity. A back room will be converted to a home office. No change to the building footprint, height, exterior, or site. Two parking spaces for the dwelling unit are proposed in the Town lot off Station Street under a Special Permit A3 Parking Determination filed concurrently with the Planning Board.

Signed as a statement of fact under the pains and penalties of perjury,
this 5 day of September, in the year 2026.

APPLICANTS' NAME: Lisa Gelman

SIGNATURE: 
(Applicant/Owner)

ADDRESS: 9801 Collins Ave, Apt 8G, Bal Harbour, FL 33154

PHONE: ()

CELL:

EMAIL:

CHECK ALL THAT APPLY

☐
☒

PROPERTY OWNER

APPLICANT

TOWN OF HINGHAM
Board of Appeals



RECEIVED

SEP 08 2026

Town Clerk
Hingham, MA

210 Central Street, Hingham, MA 02043-2758 • Telephone (781) 741-1494 • Fax (781) 740-0289
• ZBA@hingham-ma.gov •

**SUPPORTING STATEMENT –
REQUESTED FINDINGS**

**FORM 2D
SPECIAL PERMIT A2**

Applicant Lisa Geiman seeks
a Special Permit A2 under Section(s) III-G, 6; I-G and I-I (Site Plan Review)
of the Zoning By-Law for property located at 57 Water Street, Unit 2, Hingham, MA 02043
and asks the Board of Appeals to make the following findings of fact in accordance with the
provisions of the law:

1. The proposed use will be in harmony with the general purpose and intent of the Zoning By-Law, for the following reasons:

The Downtown Hingham Overlay District was adopted to preserve the historic character and vitality of downtown by encouraging mixed commercial and residential use, with ground-floor commercial uses and dwelling units above. The proposal does exactly that: the first floor of 57 Water Street remains an active commercial storefront (professional office / tutoring, test-preparation and educational consulting services) and the second floor, presently underused commercial space, becomes one two-bedroom dwelling unit. The change adds a downtown resident who has operated her small business at 16 North Street since 2009, brings an existing 1900-era building into fuller use without any new construction, and preserves the scale, massing, street facade and exterior materials of the building and streetscape. No dimensional relief is required.

2. The proposed use complies with the purposes and standards of the relevant specific sections of the Zoning By-Law, for the following reasons:

Section III-G, 6 permits Commercial/Residential Buildings by Special Permit A2 where a permitted commercial use occupies the ground floor and dwelling units are located above it. The first floor will contain a use permitted under Section III-G, 4; the dwelling unit is located entirely above the ground floor; the unit is approximately 2,000 sq. ft., well above the 750 sq. ft. minimum for a two-bedroom unit, and contains no more than two bedrooms. Household trash will be stored inside the unit and handled through the condominium's existing waste contractor. Off-street parking is addressed under Section V-A by a Special Permit A3 Parking Determination filed concurrently with the Planning Board for two spaces in the Town lot off Station Street. All construction will comply with 780 CMR (residential occupancy above business occupancy, including a rated floor/ceiling assembly), 248 CMR and 527 CMR.

TOWN OF HINGHAM
Board of Appeals



3. The specific site is an appropriate location for such use, structure, or condition, compatible with the characteristics of the surrounding area, for the following reasons:

57 Water Street sits in the heart of Hingham's downtown business district, directly across from the Town parking lot, in an established pattern of two-story buildings with shops and offices at street level. Residential use above ground-floor commercial space is the historic and intended form of a New England downtown and is expressly encouraged by the Overlay District. The building is part of the four-unit Water Street Condominium (55-63 Water Street), whose Master Deed permits any use allowed by the Zoning By-Law. The exterior of the building and the site are unchanged, so the appearance of the streetscape is unaffected.

4. The use as developed and operated will create positive impacts or the potential adverse impacts will be mitigated, for the following reasons:

Positive impacts: occupancy of the second floor adds activity and 'eyes on the street' in the evening, supports downtown businesses, and re-uses existing space without new construction. Potential adverse impacts are minimal and mitigated: (a) parking - the residential unit's two spaces are provided in the Town lot under the A3 Parking Determination, so no on-street parking demand is created; (b) traffic - one dwelling unit generates far fewer trips than the prior fitness-studio/hair salon/spa use of the same floor; (c) noise/fire separation - a 5/8" fire-rated ceiling assembly will be installed between the commercial first floor and the residential second floor; (d) trash - stored inside and collected by the condominium's existing waste contractor; (e) no change to stormwater, lighting, landscaping or drainage because the exterior and site are untouched.

5. There will be no nuisance or serious hazard to vehicles or pedestrians, for the following reasons:

The project involves no exterior or site work, no new curb cut, driveway or loading area, and no change to pedestrian traffic. The existing building's use as a dwelling unit produces less vehicle and

RECEIVED

TOWN OF HINGHAM
Board of Appeals



SEP 08 2026

Town Clerk
Hingham, MA

7. The proposal meets accepted design standards and criteria for the functional design of facilities, structures, stormwater management, and site construction, for the following reasons:

All work is interior to an existing building: no change to footprint, roof, exterior walls, grading, drainage, impervious area, landscaping or exterior lighting, and therefore no change to stormwater management or site conditions. Interior work (removing non-bearing partitions, adding a kitchen and full bathroom, renovating two half bathrooms, adding a shower, and installing a rated ceiling assembly) will be designed by an architect. Because the site is unchanged, the Applicant requests that the Planning Board waive the exterior site plan submittal requirements of Sections I-G and I-I and accept the recorded condominium site plan (Land Court Plan 33307A; Book 3196, Page 399) as the plot plan.

The rights authorized by a Special Permit expire three years from the date the decision is filed with the Town Clerk, unless exercised or extended in accordance with the terms of M.G.L. 40A, § 9.

Signed as a statement of fact under the pains and penalties of perjury,
this 5 day of September, in the year 2026.

APPLICANTS' NAME: Lisa Gelman

SIGNATURE: *Lisa Gelman*

(Applicant/Owner)

CHECK ALL THAT APPLY



PROPERTY OWNER



APPLICANT

ADDRESS: 9801 Collins Ave, Apt 8G, Bal Harbour, FL 33154

PHONE: [REDACTED]

CELL: [REDACTED]

EMAIL: [REDACTED]

If you are represented by an agent, please provide information below:

AGENT'S NAME: _____

AGENT'S SIGNATURE: _____

(Agent)

CHECK ALL THAT APPLY



OWNER'S AGENT



APPLICANT'S AGENT

ADDRESS: _____

PHONE: _____

CELL: _____

EMAIL: _____

Please attach additional sheets if space provided is insufficient.

OWNER'S AUTHORIZATION AND CONSENT TO ZONING APPLICATIONS

Date: September 6, 2026

RECEIVED

To: Town of Hingham Board of Appeals
Town of Hingham Planning Board
210 Central Street, Hingham, MA 02043

SEP 08 2026

Town Clerk
Hingham, MA

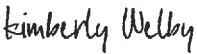
Re: 57 Water Street, Hingham, Massachusetts 02043

Thomas Welby LLC is the record owner of the property located at 57 Water Street, Hingham, Massachusetts, Assessor's Map 62, Block 2, Lot 22, by deed recorded with the Plymouth County Registry of Deeds in Book 58359, Page 68 (the "Property"). I, Kimberly Welby, am duly authorized to execute this authorization on behalf of Thomas Welby LLC.

I hereby authorize and consent to Lisa Gelman, 9801 Collins Avenue, Apt. 8G, Bal Harbour, Florida 33154 (the "Applicant"), who has entered into an agreement to purchase the Property, to file and prosecute, in her own name, any and all applications to the Town of Hingham Board of Appeals and Planning Board relating to the Property, including without limitation an application for a Special Permit for the conversion of the second floor of the existing building to a residential dwelling unit while retaining commercial use on the first floor, and an application for a Special Permit A3 Parking Determination under Section V-A of the Hingham Zoning By-Law.

This authorization includes the right to submit plans, site plans, forms, and supporting materials; to appear and be heard at public hearings; and to take all other actions reasonably necessary in connection with such applications. I further consent to the Boards and their staff and consultants entering upon the Property for the purpose of inspection in connection with these applications.

This authorization shall remain in effect until the closing of the sale of the Property to the Applicant or until revoked by Thomas Welby LLC in writing, whichever occurs first.

Signed by:  9/5/2026
A6C1C5BD06244C3...

Thomas Welby LLC, Owner of Record

By: Kimberly Welby

Title: _____

Address: 57 water St Hingham MA 02043

Telephone: _____

CONTRACT TO PURCHASE REAL ESTATE #501 (Page 1 of 3)
(With Contingencies)



(BINDING CONTRACT. IF LEGAL ADVICE IS DESIRED, CONSULT AN ATTORNEY.)

From:

BUYER(S):

Name(s):

Address:

To:

OWNER OF RECORD ("SELLER"):

Name(s):

Address:

Lisa H Gelman

Darleen Lannon

affiliated with

William Raveis

(Name of Licensee)

(Name of Brokerage)

duly licensed in the Commonwealth of Massachusetts, is operating in this transaction, pursuant to a separate agreement as:

☐ BUYER's Agent

☐ SELLER's Agent

☐ Facilitator

☒ Dual Agent

on behalf of

Lisa Gelman

(Name of Client – Buyer or Seller)

(This provision does not eliminate the requirement to have a signed Massachusetts Mandatory Real Estate Licensee-Consumer Relationship Disclosure but acts to satisfy Standard of Practice 16-10 in the REALTOR® Code of Ethics.)

The BUYER offers to purchase the real property described as 57 Water St 57 Hingham MA 02043 together with all buildings and improvements thereon (the "Premises") to which BUYER has been introduced by Darleen Lannon upon the following terms and conditions:

1. Purchase Price: The BUYER agrees to pay the sum of \$ 1,050,000.00 to the SELLER for the purchase of the Premises (the "Offer"), due as follows:



2. Compensation to Buyer Broker. (Delete if waived) the BUYER's obligations under this agreement are subject to SELLER'S agreement to pay ☒ 2 % of the gross selling price of the Premises or ☐ a flat fee of \$ _____ dollars to William Raveis Real Estate, the "BUYER'S BROKER" at the time of closing. (check one of the following):

☐ This compensation is independent of and in addition to the _____ (\$/%) offer of compensation made by the LISTING BROKER to the BUYER's BROKER.

☐ There is no offer of compensation made by the LISTING BROKER to the BUYER'S BROKER or that offer was rejected.

3. Duration of Offer. This Offer is valid until 10:00 ☒ a.m./☐ p.m. on 09/04/2026 by which time a copy of this Offer and attached Addenda, if any, shall be signed by the SELLER, accepting this Offer, and returned to the BUYER, otherwise this Offer shall be deemed rejected and the money tendered herewith shall be returned to the BUYER. Upon written notice to the BUYER or BUYER'S agent of the SELLER'S acceptance, the accepted Offer shall form a binding agreement. Time is of the essence as to each provision.

4. Purchase and Sale Agreement. The SELLER and the BUYER shall, on or before 5:00 ☐ a.m./☒ p.m. on 10/21/2026 execute the Standard Purchase and Sale Agreement of the MASSACHUSETTS ASSOCIATION OF REALTORS® or substantial equivalent which, when executed, shall become the entire agreement between the parties and this Offer shall have no further force and effect.

5. Closing. The SELLER agrees to deliver a good and sufficient deed conveying good and clear record and marketable title at 2:00 ☐ a.m./☒ p.m. on 11/06/2026 at the Plymouth Registry of Deeds or such other time or place as may be mutually agreed upon by the parties.

CONTRACT TO PURCHASE REAL ESTATE #501 (Page 2 of 3)
(With Contingencies)



MASSACHUSETTS
ASSOCIATION OF REALTORS®

6. **Escrow.** The deposit shall be held by William Raveis, as Escrow Agent, subject to the terms hereof. Endorsement or negotiation of this deposit by the real estate broker shall not be deemed acceptance of the terms of the Offer. In the event of any disagreement between the parties concerning to whom escrowed funds should be paid, the escrow agent may retain said deposit pending written instructions mutually given by the BUYER and SELLER. The escrow agent shall abide by any Court decision concerning to whom the funds shall be paid and shall not be made a party to a pending lawsuit solely as a result of holding escrowed funds. Should the escrow agent be made a party in violation of this paragraph, the escrow agent shall be dismissed and the party asserting a claim against the escrow agent shall pay the agent's reasonable attorneys' fees and costs.
7. **Inspection Contingency.** The BUYER'S obligations under this Offer and any Purchase and Sale Agreement signed pursuant to this Offer are subject to the BUYER'S right to obtain inspection(s) of the Premises or any aspect thereof, including, but not limited to, a home inspection in accordance with 760 CMR 74.00 by a licensed Massachusetts home inspector; pest, radon, lead paint, energy usage/efficiency, septic/sewer, water quality, and water drainage by consultant(s) regularly in the business of conducting said inspections, of BUYER'S own choosing, and at BUYER'S sole cost by 10/21/26.

(Insert Date)

If the results are not satisfactory to BUYER, (choose one)

- ☒ in BUYER'S sole discretion,
- ☐ and the estimated aggregate cost of repairs exceeds \$ _____ as indicated in writing by consultant(s) regularly in the business of providing such repairs, remediations, or improvements:
- BUYER shall have the right to give written notice received by the SELLER or SELLER'S agent by 5:00 p.m. on the calendar day after the date set forth above, terminating this agreement. Upon receipt of such notice this agreement shall be void and BUYER and SELLER authorize Escrow Agent to return all monies deposited by BUYER to BUYER.
 - Failure to provide timely notice of termination shall constitute a waiver. In the event that the BUYER does not exercise the right to have such inspection(s) or to so terminate, the SELLER, the listing broker, the BUYER'S broker and affiliated agents, are each released from claims relating to the condition of the Premises that the BUYER or the BUYER'S consultants could reasonably have discovered and/or claims arising out of a violation of M.G.L. c. 143 § 101.
 - The BUYER'S right to conduct a home inspection in accordance with 760 CMR 74.00 cannot be waived.
 - Additional Provisions: _____

8. **Mortgage Contingency.** (Delete if waived) The BUYER'S obligations under this Offer and any Purchase and Sale Agreement signed pursuant to this Offer are expressly conditioned upon BUYER obtaining a written commitment for financing in the amount of \$ _____ at prevailing rates, terms and conditions by _____ (insert date). The BUYER shall have an obligation to act reasonably and diligently to satisfy any condition within the BUYER'S control. If, despite reasonable efforts, the BUYER has been unable to obtain such written commitment the BUYER may terminate this agreement by giving written notice that is received by 5:00 p.m. on the calendar day after the date set forth above. In the event that notice has not been received, this condition is deemed waived. In the event that due notice has been received, the obligations of the parties shall cease, and this agreement shall be void, and all monies deposited by the BUYER shall be returned. In no event shall the BUYER be deemed to have used reasonable efforts to obtain financing unless the BUYER has submitted one application by _____ (insert date) and acted reasonably promptly in providing additional information requested by the mortgage lender.

9. **Representations/Acknowledgments.** The BUYER acknowledges receipt of a *Massachusetts Mandatory Real Estate Licensee-Consumer Agency Disclosure, Property Transfer Lead Paint Notification and Certification* (for residences built before 1978), *Massachusetts Mandatory Residential Home Inspection Disclosure* and *Home Inspectors Facts for Consumers* brochure (prepared by the Office of Consumer Affairs). BUYER represents that the date set forth in the Inspection Contingency provides BUYER a reasonable opportunity to conduct inspections. The BUYER is not relying upon any representation, verbal or written, from any real estate broker or licensee concerning legal use. Any reference to the category (single family, multi-family, residential, commercial) or the use of this property in any advertisement or listing sheet, including the number of units, number of rooms or other classification is not a representation concerning legal use or compliance with zoning by-laws, building code, sanitary code or other public or private restrictions by the broker. The BUYER understands that if this information is important to BUYER, it is the duty of the BUYER to seek advice from an attorney or written confirmation from the municipality. In addition, the BUYER acknowledges that there are no warranties or representations made by the SELLER or any broker on which BUYER relies in making this Offer, except those previously made in writing and the following: _____ (If none, write "NONE").



CONTRACT TO PURCHASE REAL ESTATE #501 (Page 3 of 3)
(With Contingencies)



MASSACHUSETTS
ASSOCIATION OF REALTORS®

10. **Buyer's Default.** If the BUYER defaults in BUYER'S obligations, all monies tendered as a deposit shall be paid to the SELLER as liquidated damages and this shall be SELLER'S sole remedy.

11. **Additional Terms.**

1. Cash Offer. 2. Contingent on getting approval from the town of hingham to allow an apartment on the second floor. 2. Tenants need to vacate by January 1 in order for us to start demolition upstairs.

RECEIVED

Signed by:

Lisa H. Gelman

9/3/2026

SEP 08 2026

BUYER

Date

BUYER

Date

Town Clerk

Hingham, MA

SELLER'S REPLY

SELLER(S): (check one and sign below)

☒ ACCEPT(S) the Offer as set forth above at _____ a.m./p.m. on this _____ day of 9/5/2026

☐ (b) REJECT(S) the Offer.

☐ (c) Reject(s) the Offer and MAKE(S) A COUNTEROFFER on the following terms:

Signed by: This Counteroffer shall expire at _____ a.m./p.m. on _____ if not withdrawn earlier.

Kim Welby

9/5/2026

SELLER, or spouse

Date

SELLER

Date

(IF COUNTEROFFER FROM SELLER) BUYER'S REPLY

The BUYER: (check one and sign below):

☐ (a) ACCEPT(S) the Counteroffer as set forth above at _____ a.m./p.m. on this _____ day of _____.

☐ (b) REJECT(S) the Counteroffer.

BUYER

Date

BUYER

Date

RECEIPT FOR DEPOSIT

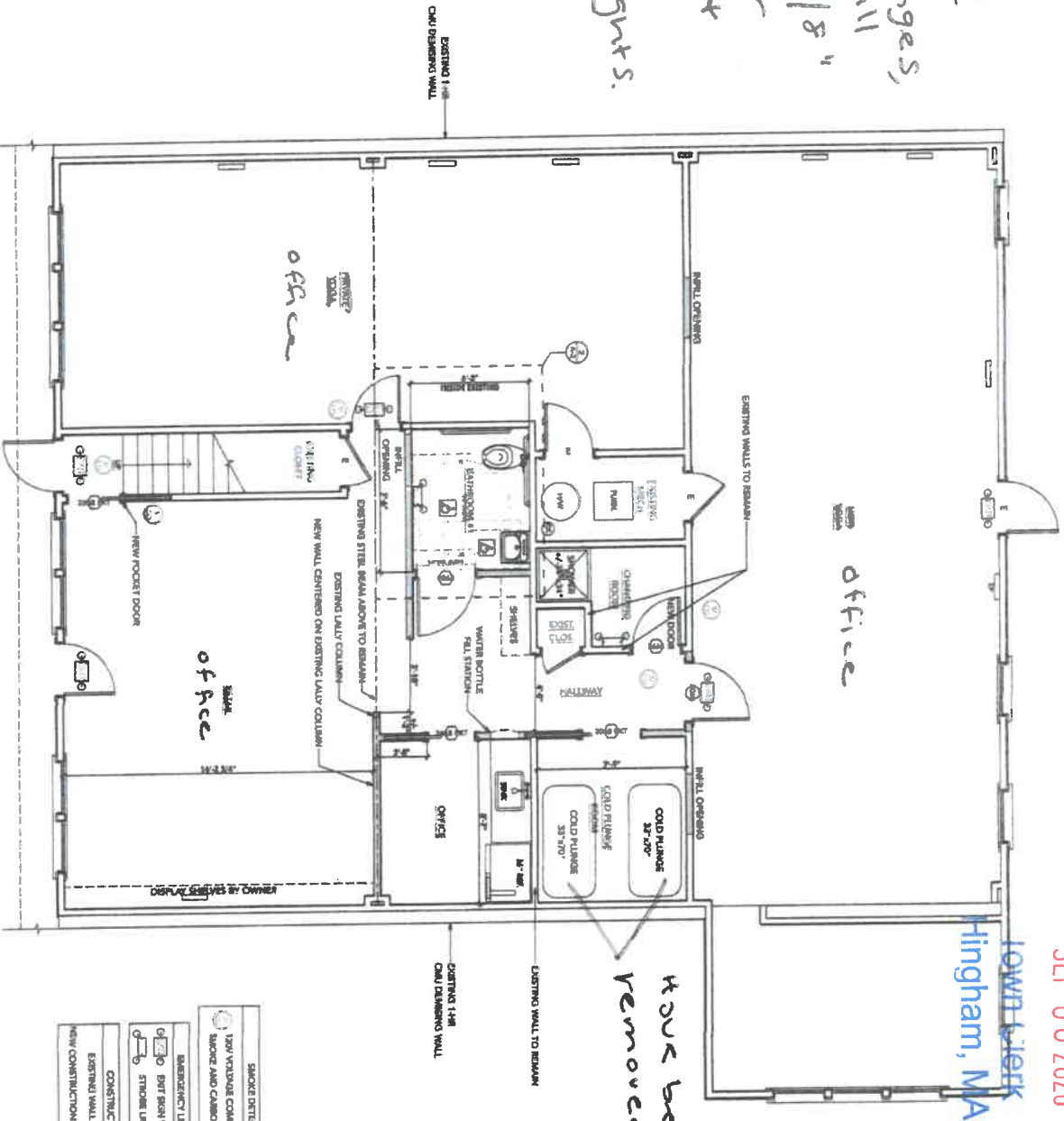
I hereby acknowledge receipt of a deposit in the amount of \$ _____ from the BUYER this _____ day of _____.

Escrow Agent or Authorized Representative



Lisa Gelman
Apt Tutoring + Test Prep LLC

First Floor -
no changes,
but we will
add a 5/8"
fire barrier
to ceiling &
then lower
recessed lights.



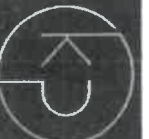
RECEIVED
SEP 08 2026

LOWELL
Hingham, MA

have been
removed

First Floor Proposed Plan
Scale: 1/4" = 1'-0"

1
A-1



KEARNEY PERCE
ARCHITECTS

100 VANDERBILT
LAW OFFICE
100 VANDERBILT
LAW OFFICE
100 VANDERBILT
LAW OFFICE

PROJECT NAME:
BLACKBIRD WELLNESS
INTERIOR ALTERATIONS
SITE ADDRESS:
57 Water St.
Hingham, MA

DESCRIPTION:
PROPOSED PLANS



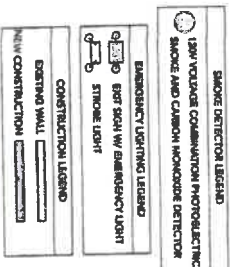
DRAWING TITLE:
First Floor
Plan

Scale as Noted
PAGE:
A-1

4 of 02

ISSUE DATE:
Tuesday, February 6, 2024

Drawn by: [Signature]
Checked by: [Signature]



Scale: 1/4" = 1'-0"

A-2

KEARNEY PIERCE
ATTORNEYS AT LAW
100 WALL STREET
NEW YORK, N.Y. 10038
(212) 439-2000

**474 N. BURLING &
1606 CH. DICKENS, NEWYORK**

57 Water St.
Hingham, MA

PR(D)PHID PLANS



Second Floor Plan

PAGE:

A-2

5 of 02

ISSUE DATE:

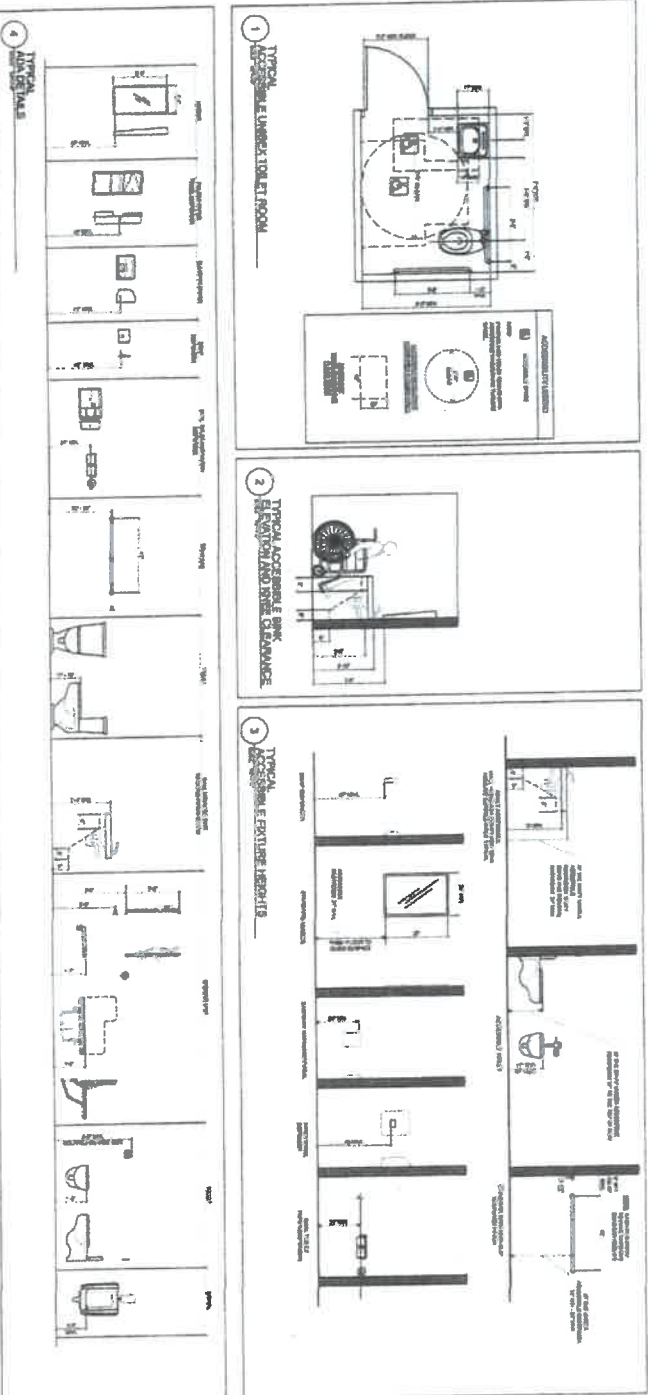
Tuesday, February 8, 2021

Drawn by:	Checked by:
-----------	-------------

KEARNEY | PIERCE

[illegible]

Scale: 1/2" = 1'-0"



57 Water St.
Hingham, MA

PR(HK)SEED PL,INS



AIDA Details

PAGE:	NAME:
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	
41	
42	
43	
44	
45	
46	
47	
48	
49	
50	
51	
52	
53	
54	
55	
56	
57	
58	
59	
60	
61	
62	
63	
64	
65	
66	
67	
68	
69	
70	
71	
72	
73	
74	
75	
76	
77	
78	
79	
80	
81	
82	
83	
84	
85	
86	
87	
88	
89	
90	
91	
92	
93	
94	
95	
96	
97	
98	
99	
100	

۷۵

6 of 02

ISSUE DATE:

Tuesday, February 6, 2024

Drawn by:	Checked by:
-----------	-------------



KEARNEY/PIERCE
ARCHITECTS

FOR VOLUME 2
WORK ON INTERIORS
Interior alterations and other work, proposed by the architect, shall be subject to the approval of the Board of Health. The architect shall be responsible for obtaining the necessary permits and for the proper installation of the work. The architect shall be responsible for the proper installation of the work and for the proper maintenance of the work. The architect shall be responsible for the proper maintenance of the work and for the proper maintenance of the work.

PROJECT NAME:
BLACKBIRD WELLNESS
INTERIOR ALTERATIONS
SITE ADDRESS:
57 Water St.
Hingham, MA

DESCRIPTION:
PROPOSED PLANS
REVISED 02-06-24

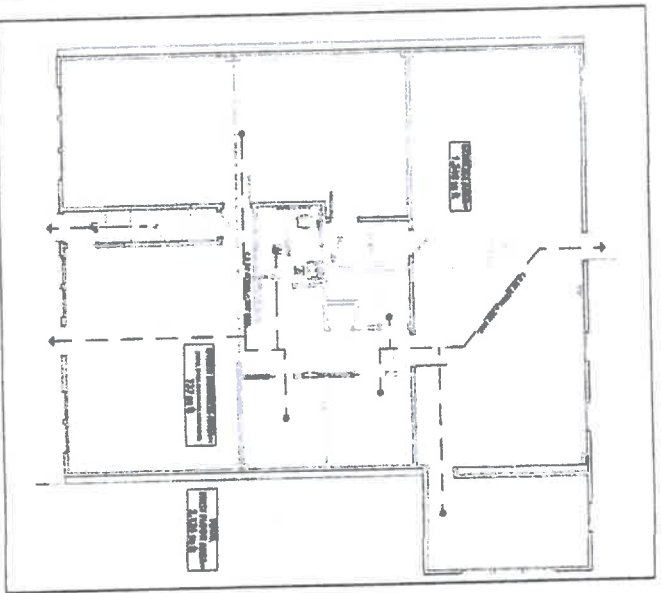


DRAWING TITLE:
Code Analysis

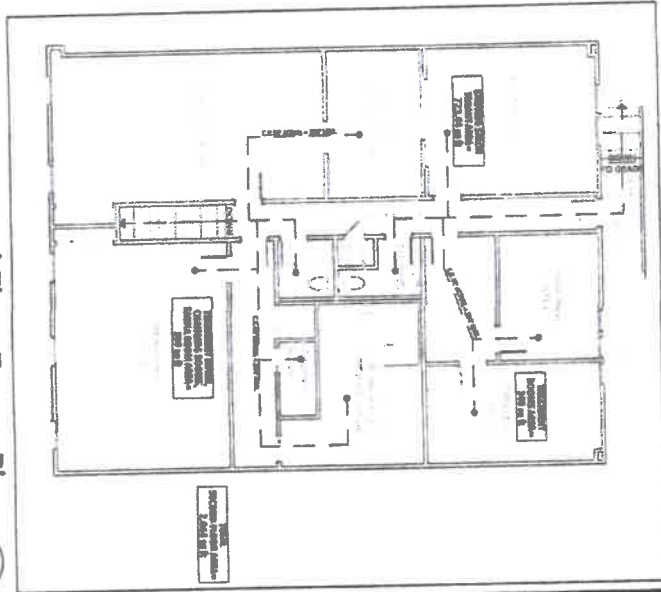
Scale: as Noted
PAGE:
G-1

ISSUE DATE:
1 of 02
Tuesday, February 6, 2024

Drawn by: [blank]
Checked by: [blank]



First Floor Egress Plan
Scale: 1/8" = 1'-0"



Second Floor Egress Plan
Scale: 1/8" = 1'-0"

GENERAL NOTES:
1. THESE DRAWINGS AND ALL PORTION OF THE PROJECT SHALL COMPLY WITH THE 780 CMR AND ALL APPLICABLE CODES. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE BOARD OF HEALTH. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE BOARD OF HEALTH.
2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL MECHANICAL, ELECTRICAL, AND PLUMBING WORK. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL MECHANICAL, ELECTRICAL, AND PLUMBING WORK.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL MECHANICAL, ELECTRICAL, AND PLUMBING WORK. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL MECHANICAL, ELECTRICAL, AND PLUMBING WORK.
4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL MECHANICAL, ELECTRICAL, AND PLUMBING WORK. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL MECHANICAL, ELECTRICAL, AND PLUMBING WORK.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL MECHANICAL, ELECTRICAL, AND PLUMBING WORK. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL MECHANICAL, ELECTRICAL, AND PLUMBING WORK.
6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL MECHANICAL, ELECTRICAL, AND PLUMBING WORK. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL MECHANICAL, ELECTRICAL, AND PLUMBING WORK.
7. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL MECHANICAL, ELECTRICAL, AND PLUMBING WORK. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL MECHANICAL, ELECTRICAL, AND PLUMBING WORK.
8. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL MECHANICAL, ELECTRICAL, AND PLUMBING WORK. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL MECHANICAL, ELECTRICAL, AND PLUMBING WORK.
9. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL MECHANICAL, ELECTRICAL, AND PLUMBING WORK. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL MECHANICAL, ELECTRICAL, AND PLUMBING WORK.
10. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL MECHANICAL, ELECTRICAL, AND PLUMBING WORK. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL MECHANICAL, ELECTRICAL, AND PLUMBING WORK.

APPLICABLE CODES & STANDARDS:
1. Massachusetts Building Code 780 CMR (9th Ed.)
2. 2018 International Building Code
3. National Fire Protection Association (NFPA) 101
4. International Association of Plumbing and Mechanical Officials (IAPMO) 9000.1
5. Massachusetts Uniform Building Code 200 CMR 27
6. Massachusetts Fire Alarm Code 200 CMR 27
7. Massachusetts Electrical Code 200 CMR 27
8. 2017 National Electrical Code (NEC) 9000.1
9. 2017 National Fire Protection Association (NFPA) 101
10. 2018 International Building Code (IBC) 9000.1
11. 2018 International Fire Code (IFC) 9000.1
12. 2018 International Mechanical Code (IMC) 9000.1
13. 2018 International Plumbing Code (IPC) 9000.1
14. 2018 International Fuel Gas Code (IFGC) 9000.1
15. 2018 International Electrical Code (IEC) 9000.1
16. 2018 International Fire Code (IFC) 9000.1
17. 2018 International Mechanical Code (IMC) 9000.1
18. 2018 International Plumbing Code (IPC) 9000.1
19. 2018 International Fuel Gas Code (IFGC) 9000.1
20. 2018 International Electrical Code (IEC) 9000.1

CODE REVIEW 780 CMR NINTH EDITION
CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION
TABLE 3.1 - GENERAL BUILDING USES AND AREAS
CHAPTER 4 - MEANS OF EGRESS
TABLE 4.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 5 - MEANS OF EGRESS
TABLE 5.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 6 - MEANS OF EGRESS
TABLE 6.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 7 - MEANS OF EGRESS
TABLE 7.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 8 - MEANS OF EGRESS
TABLE 8.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 9 - MEANS OF EGRESS
TABLE 9.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 10 - MEANS OF EGRESS
TABLE 10.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 11 - MEANS OF EGRESS
TABLE 11.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 12 - MEANS OF EGRESS
TABLE 12.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 13 - MEANS OF EGRESS
TABLE 13.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 14 - MEANS OF EGRESS
TABLE 14.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 15 - MEANS OF EGRESS
TABLE 15.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 16 - MEANS OF EGRESS
TABLE 16.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 17 - MEANS OF EGRESS
TABLE 17.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 18 - MEANS OF EGRESS
TABLE 18.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 19 - MEANS OF EGRESS
TABLE 19.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 20 - MEANS OF EGRESS
TABLE 20.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 21 - MEANS OF EGRESS
TABLE 21.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 22 - MEANS OF EGRESS
TABLE 22.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 23 - MEANS OF EGRESS
TABLE 23.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 24 - MEANS OF EGRESS
TABLE 24.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 25 - MEANS OF EGRESS
TABLE 25.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 26 - MEANS OF EGRESS
TABLE 26.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 27 - MEANS OF EGRESS
TABLE 27.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 28 - MEANS OF EGRESS
TABLE 28.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 29 - MEANS OF EGRESS
TABLE 29.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 30 - MEANS OF EGRESS
TABLE 30.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 31 - MEANS OF EGRESS
TABLE 31.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 32 - MEANS OF EGRESS
TABLE 32.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 33 - MEANS OF EGRESS
TABLE 33.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 34 - MEANS OF EGRESS
TABLE 34.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 35 - MEANS OF EGRESS
TABLE 35.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 36 - MEANS OF EGRESS
TABLE 36.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 37 - MEANS OF EGRESS
TABLE 37.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 38 - MEANS OF EGRESS
TABLE 38.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 39 - MEANS OF EGRESS
TABLE 39.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 40 - MEANS OF EGRESS
TABLE 40.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 41 - MEANS OF EGRESS
TABLE 41.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 42 - MEANS OF EGRESS
TABLE 42.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 43 - MEANS OF EGRESS
TABLE 43.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 44 - MEANS OF EGRESS
TABLE 44.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 45 - MEANS OF EGRESS
TABLE 45.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 46 - MEANS OF EGRESS
TABLE 46.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 47 - MEANS OF EGRESS
TABLE 47.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 48 - MEANS OF EGRESS
TABLE 48.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 49 - MEANS OF EGRESS
TABLE 49.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 50 - MEANS OF EGRESS
TABLE 50.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 51 - MEANS OF EGRESS
TABLE 51.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 52 - MEANS OF EGRESS
TABLE 52.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 53 - MEANS OF EGRESS
TABLE 53.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 54 - MEANS OF EGRESS
TABLE 54.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 55 - MEANS OF EGRESS
TABLE 55.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 56 - MEANS OF EGRESS
TABLE 56.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 57 - MEANS OF EGRESS
TABLE 57.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 58 - MEANS OF EGRESS
TABLE 58.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 59 - MEANS OF EGRESS
TABLE 59.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 60 - MEANS OF EGRESS
TABLE 60.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 61 - MEANS OF EGRESS
TABLE 61.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 62 - MEANS OF EGRESS
TABLE 62.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 63 - MEANS OF EGRESS
TABLE 63.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 64 - MEANS OF EGRESS
TABLE 64.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 65 - MEANS OF EGRESS
TABLE 65.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 66 - MEANS OF EGRESS
TABLE 66.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 67 - MEANS OF EGRESS
TABLE 67.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 68 - MEANS OF EGRESS
TABLE 68.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 69 - MEANS OF EGRESS
TABLE 69.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 70 - MEANS OF EGRESS
TABLE 70.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 71 - MEANS OF EGRESS
TABLE 71.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 72 - MEANS OF EGRESS
TABLE 72.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 73 - MEANS OF EGRESS
TABLE 73.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 74 - MEANS OF EGRESS
TABLE 74.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 75 - MEANS OF EGRESS
TABLE 75.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 76 - MEANS OF EGRESS
TABLE 76.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 77 - MEANS OF EGRESS
TABLE 77.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 78 - MEANS OF EGRESS
TABLE 78.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 79 - MEANS OF EGRESS
TABLE 79.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 80 - MEANS OF EGRESS
TABLE 80.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 81 - MEANS OF EGRESS
TABLE 81.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 82 - MEANS OF EGRESS
TABLE 82.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 83 - MEANS OF EGRESS
TABLE 83.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 84 - MEANS OF EGRESS
TABLE 84.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 85 - MEANS OF EGRESS
TABLE 85.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 86 - MEANS OF EGRESS
TABLE 86.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 87 - MEANS OF EGRESS
TABLE 87.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 88 - MEANS OF EGRESS
TABLE 88.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 89 - MEANS OF EGRESS
TABLE 89.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 90 - MEANS OF EGRESS
TABLE 90.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 91 - MEANS OF EGRESS
TABLE 91.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 92 - MEANS OF EGRESS
TABLE 92.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 93 - MEANS OF EGRESS
TABLE 93.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 94 - MEANS OF EGRESS
TABLE 94.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 95 - MEANS OF EGRESS
TABLE 95.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 96 - MEANS OF EGRESS
TABLE 96.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 97 - MEANS OF EGRESS
TABLE 97.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 98 - MEANS OF EGRESS
TABLE 98.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 99 - MEANS OF EGRESS
TABLE 99.1 - MEANS OF EGRESS REQUIREMENTS
CHAPTER 100 - MEANS OF EGRESS
TABLE 100.1 - MEANS OF EGRESS REQUIREMENTS

Code Analysis 780 CMR 9th Edition
G-1