

HOUSE No. 2377

By Mr. Scaccia of Boston, petition of Thomas M. Menino and Michael F. Rush requiring the installation of automatic sprinklers in certain high rise condominium and cooperative buildings. Public Safety and Homeland Security.

The Commonwealth of Massachusetts

In the Year Two Thousand and Seven.

AN ACT REQUIRING THE INSTALLATION OF AUTOMATIC SPRINKLERS IN CERTAIN HIGH RISE CONDOMINIUM AND COOPERATIVE BUILDINGS.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

1 Chapter 148 of the General Laws, as appearing in the 2004 Offi-
2 cial Edition, is hereby amended by inserting after Section 26A½,
3 the following new section:—

4 Section 26A¾. Automatic Sprinklers in older high rise condo-
5 minium and cooperative buildings; enforcement; installation
6 schedule.

7 Every building of more than 70 feet in height that contains condo-
8 minium or cooperative units that is not regulated by MGL 148 26A
9 or MGL 148 26A½ shall comply with this section.

10 All buildings shall be protected with a system of automatic sprin-
11 klers, standpipes and alarms in accordance with the provisions of the
12 State building Code, except that sprinklers shall not be required to
13 be installed inside individual units.

14 The head of the fire department shall enforce the provisions of
15 this section.

16 Whoever is aggrieved by the head of the fire department's inter-
17 pretation, order, requirement, direction or failure to act under the
18 provision of this section, may, within forty-five days after the
19 service of notice thereof, appeal from such interpretation, order,
20 requirement, direction, or failure to act, to the board of appeals of
21 the fire safety commission as provided in Section two hundred and
22 one Chapter six.

23 Any building or structure subject to the provisions of this section
24 shall comply with the following schedule for installation:—

25 Within one year of the approval of this law plans must be sub-
26 mitted to the head of the local fire department for approval. Along
27 with the plans should be submitted a schedule of installation indi-
28 cating completion of all required work within 1 year of the plans
29 approval for buildings 70-125 feet, within two years of the plans
30 approval for buildings 126 feet to 200 feet, and within three years of
31 the plans approval for buildings over 200 feet. At the time of plans
32 submittal documentation should also be forwarded that indicates all
33 fire and smoke compartmentation required by the building code is in
34 working condition.