

*To the Honorable Senate and House of Representatives of The Commonwealth of Massachusetts
in General Court assembled.*

*The undersigned, citizens of.....Cambridge....., respectfully
petition for the passage of the accompanying bill or resolve, and/or for legislation to permit the enactment
of a provision requiring an intercom system in all apartment houses
having more than three apartments.*

Petitioners are requested to sign names and addresses legibly.



CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE

98 OCT 13 PM 12:45
OFFICE OF THE CITY MANAGER

October 9, 1998

To: Robert W. Healy, City Manager

From: Bob Bersani, Inspectional Services

Subject: Council Order #092, dated 9/14/98 RE: REPORT ON
REQUIREMENTS FOR EXTERIOR LIGHTING, INCLUDING PORCH LIGHTS, ON
RENTAL PROPERTY

This Council Order requests a report on the status of an Ordinance requiring exterior lighting, including porch lights, on rental property. The following information is provided concerning this Council Order:

On February 5, 1996, in response to Council Orders regarding ways to prevent domestic violence against women, the City Manager provided a report to the Council that provided a variety of information and proposals on this issue. Included in this submittal was a draft petition to the State Board of Building Regulations and Standards which has authority to amend the Building Code. Among other items, this draft petition included language to amend the Building Code to extend the provisions requiring continuous egress lighting in multi-family (defined as 3 living units or more) residences to include one and two family residences. There was no language in this draft petition to limit the proposed changes to rental property.

For your information, the State Building Code requires that egresses for multi-family residential structures are to be lighted continuously. The State Sanitary Code requires that light fixtures be provided on porches but does not require that they be lighted contiguously.

Following the February 1996 report to the Council, the Public Safety Committee conducted a public hearing on April 17, 1998 on the domestic violence issue. The proposed changes to the Building Code, among other matters, were discussed at this Hearing. No specific action was taken on the proposing changes to the Building Code or on a related draft home rule petition to require intercom systems in apartment buildings. Copies of these two draft petitions are attached for your information.

Very truly yours.


R. R. Bersani

cc: Russell Higley, Nancy Glowa

DRAFT

MASSACHUSETTS STATE BUILDING CODE REVISION PROPOSAL FORM (6TH Ed.)

Date: _____

Building Code Section No. Articles 8 and 34

Proponent: City of Cambridge

Address: City Hall - 795 Massachusetts Avenue
Cambridge, Massachusetts 02139

The Type Of Amendment Proposed

Change Section As Follows: To amend certain provisions of Article 8 and Article 34 as set forth below.

Delete Section And Substitute As Follows: See below.

Add New Section As Follows: See below.

Delete Section - No Substitute: See below.

Proposed Code Amendments:

1) To amend certain provisions of Article 8 "Means of Egress" to require that all owners of dwelling units and structures must provide reasonable egress from such dwelling units and structures while assuring the security of occupants.

a) Section 812.1 "General" to be amended to add the following after the last sentence of the first paragraph: "The provisions of Article 8, §812.0 shall apply to all Use Group "R, Residential Uses" structures, including one and two-family dwellings."

b) Section 812.3 "Size of Doors" to be amended to add after the last sentence of the first paragraph: "All exterior doors at all entry locations in all dwelling units and structures shall meet the requirements for 20-minute fire door assemblies and hardware as provided in Article 916.0. At least one such exterior door in each dwelling unit shall be fitted with fire door viewers (peepholes) meeting the requirements for 20-minute fire doors approved by Underwriters Laboratories, Inc."

c) Section 812.4 "Door Hardware" to be amended to add after the last sentence of the first paragraph: "Door hardware for exterior doors at all entry locations in all dwelling units and structures shall meet the requirements for 20-minute fire door assemblies and hardware as provided in Article 916.0."

d) Section 812.4.1 "Locks and Latches" to be amended to add after the last sentence of the first paragraph: "Locks and latches for exterior doors at all entry locations in all dwelling units and structures shall meet the requirements for 20-minute fire door assemblies and hardware as provided in Article 916.0."

e) Section 812.8 "Window and Door Alarm Devices" to be added as follows: "All exterior doors at all entry locations in all dwelling units and structures and all windows located on the first floor or off any porch or deck accessible from the ground shall have a sensitive battery operated alarm device sufficient to reasonably warn occupants of unlawful entry thereto."

f) Section 824.0 "Means of Egress Lighting" to be amended to delete the first sentence of the first paragraph and to insert in its place "All means of egress in all buildings, including buildings of Use Group "R, Residential Uses" shall be equipped with artificial lighting facilities to provide the intensity of illumination herein prescribed continuously during the time that conditions of occupancy of the building require that the exits be available."

2) To amend certain provisions of Article 34 "Building Code Provisions For One And Two-Family Dwellings" to require that all owners of dwelling units and structures must provide reasonable egress from such dwelling units and structures while assuring the security of occupants.

a) Section 3400.1.1 "Basic Code Provisions" to be amended to add the following after the last sentence of the first paragraph: "The provisions of Article 8, §§812.0 and 8.24.0 shall apply to all one and two-family dwellings."

b) Section 3401.10.4.2 "Exitway Doorways" to be amended to add after the last sentence of the first paragraph: "All exterior doors at all entry locations in all dwelling units and structures shall meet the requirements for 20-minute fire door assemblies and hardware as provided in Article 916.0. At least one such exterior door in each dwelling unit shall be fitted with fire door viewers (peepholes) meeting the requirements for 20-minute fire doors approved by Underwriters Laboratories, Inc."

c) Section 3401.10.4.5 "Door Hardware" to be amended to add after the last sentence of the first paragraph: "Door hardware for exterior doors at all entry locations in all dwelling units and structures shall meet the requirements for 20-minute fire door assemblies and hardware as provided in Article 916.0."

d) Section 3401.10.1.1 "Locks and Latches" to be added as follows: "Locks and latches for exterior doors at all entry locations in all dwelling units and structures shall meet the requirements for 20-minute fire door assemblies and hardware as provided in Article 916.0."

e) Section 3401.10.1.2 "Window and Door Alarm Devices" to be added as follows: "All exterior doors at all entry locations in all dwelling units and structures and all windows located on the first floor or off any porch or deck accessible from the ground shall have a sensitive battery operated alarm device sufficient to reasonably warn occupants of unlawful entry thereto."

f) Section 3401.10.1.3 "Means of Egress Lighting" to be added as follows: "All means of egress in all one and two-family dwellings shall be equipped with artificial lighting facilities to provide the intensity of illumination prescribed in the provisions of Article 8, §824.0 continuously during the time that conditions of occupancy of the building require that the exits be available."

Supporting Statement:

Because of the growing threat of unlawful entry to dwelling units and violent acts committed against occupants within the City of Cambridge and other parts of the Commonwealth of Massachusetts, it is necessary to amend certain provisions of the State Building Code to require that measures be taken to provide reasonable egress from such dwelling units and structures while assuring the security of all such occupants and inhabitants of dwelling units.



The Commonwealth of Massachusetts

IN THE YEAR ONE THOUSAND NINE HUNDRED AND NINETY-SIX

AN ACT

TO PERMIT THE ENACTMENT OF A PROVISION REQUIRING AN INTERCOM SYSTEM IN ALL APARTMENT HOUSES HAVING MORE THAN THREE APARTMENTS.

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

SECTION 1. Section 3R of Chapter 143 as appearing in the official 1995 edition, is hereby amended by adding in the first sentence of the first paragraph after the word mechanism, the following language: and intercom to each apartment.



CITY OF CAMBRIDGE
CAMBRIDGE, MASSACHUSETTS 02139

TEL. 349-4300
FAX. 349-4307



8.

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

October 19, 1998

To The Honorable, The City Council:

Please find attached a response to Awaiting Report Item No. 41, regarding a report on the status of an ordinance requiring exterior lighting on rental properties, received from Inspectional Services Commissioner Robert Bersani.

Very truly yours,

Robert W. Healy
City Manager

RWH/mec
Attachment

Consent Agenda #8

45 ~

Relative to AW Report #41
regarding a report on the status of an
ordinance requiring exterior lighting
on rental properties.

In City Council October 19, 1998

Referred to
Public Safety Committee on
motion of Councillor Davis

10/23 sent to Councillor Sullivan