



CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE

To Mr. Paul E. Healy
Temporary City Clerk

Date October 16, 1970

From Charles F. Sprague
Supt. Bldg. Dept.

Reference

Subject

Apartment House Locks

I am sending a suggested amendment to the Building Code to Mr. Philip M. Cronin for his perusal.

Upon return of this submission and receipt of approval by Mr. Cronin as to form I will forward said amendment to you requesting it to be put in proper form and presented to the City Council.

Yours truly,


Charles F. Sprague
Supt. of Buildings and
Inspector of Buildings

CFS:m

Mr. Philip M. Cronin
City Solicitor

October 16, 1970

Charles F. Sprague
Supt. Bldg. Dept.

Apt. House Locks

Concerning the referral to this department of a matter involving approved apartment house locks I am submitting the following recommendation.

One and two family dwellings of themselves would normally have individual private entrances unlike a public hallway associated with three families or more.

Considering this, I offer the following amendment to the Cambridge Building Code for your perusal, comments and suggestions as to form.

Pursuant to the provisions of Section 202 of the Cambridge Building Code:

That Section 1305 sub-section 6 entitled "Exits and Enclosures" be amended by the addition of a sub-paragraph:

"f" Exits from Buildings of Group H2 Occupancy

Exit doors of Group H2 occupancy shall be so designed or equipped as to close and lock automatically with a lock of a type approved by the board of standards in the department of public safety.

Very truly yours,

Charles F. Sprague
Supt. Buildings and
Inspector of Buildings

CFS:m

Enc. Page 62 of the Camb. Bldg. Code
Page 66 of the Camb. Bldg. Code
Letters to Mr. Paul Healy

PART XIII.**Requirements Based on Occupancy.**

- § 1301. Group H occupancy defined.
- § 1302. Separation of occupancies.
- § 1303. Type of construction, area, height.
- § 1304. Exterior walls.
- § 1305. Exits and enclosures.
- § 1306. Basement and cellar.
- § 1307. Sanitation in multi-family dwellings.
- § 1308. Light and ventilation.
- § 1309. Basement partitions.
- § 1310. Apartments in basements.
- § 1311. Lighting in public halls and stairs.
- § 1312. Fire extinguishing apparatus.
- § 1313. Minimum room size, height and accessibility.

GROUP H. DWELLINGS, LARGE.**Sec. 1301. Group H occupancy defined.**

Group H occupancies shall be separated into 2 divisions and include the following:

Division H 1. Hotels, apartment hotels, dormitories, lodging houses, convents, monasteries, and club houses, with 8 or more rooms above the second story.

Division H 2. Apartment houses accommodating more than two families.

Sec. 1302. Separation of occupancies.

1. Group H occupancy shall be separated from other occupancies in the same building by floors and walls having a fire resistance required of the adjoining occupancies, as specified in Parts VI to XV inclusive.

2. Openings in fire separations between adjacent occupancies shall not be allowed in buildings of Group H occupancy. Openings in fire walls within buildings of Group H occupancy shall conform to the provisions of Section 505, 2.

3. Garages of 4 or more car capacity shall be considered as a public garage and as such shall conform with the requirements of Group E 1 occupancy. When the garage is located in the base-

b. Entrance Halls. Entrance halls in multi-family dwellings shall be at least 3 ft. 6 in. wide in the clear, and shall be constructed and enclosed like the corresponding stairway.

c. Public Corridors. Public corridors in multi-family dwellings shall be surrounded by enclosures like those specified for stairways in Section 3002, and all doors from public corridors to apartments shall be approved self-closing Class B fire doors, and all windows from public corridors shall be Class B fixed fire windows. The floors in all public corridors in buildings of Group H occupancy of type 3 and type 4 construction shall be at least of 1½ hours fire-resistant construction.

d. Entrance to Basement. In every multi-family dwelling there shall be an entrance to the cellar or other lowest story from the outside.

e. Exits from Buildings of Group H 1 Occupancy. Exits from buildings of Group H 1 occupancy shall conform to the provisions of the Massachusetts Department of Public Safety.

→ **f. Exits from Group H2 Occupancy**
Sec. 1306. Basement and cellar.

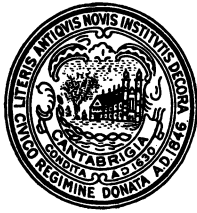
Every multi-family building shall have a basement, cellar, or excavated space under the entire entrance floor at least 3 ft. in depth, or shall be elevated above the ground so that there will be a clear space of at least 24 in. between the top of the ground and the bottom of the entrance floor so as to ensure ventilation and protection from dampness. Such space shall in all cases be enclosed, but provided with ample ventilation and properly drained. When necessary to make basement or cellar floors dry, waterproofing shall run through the walls and up the same as high as the ground level and shall be continued throughout the floor, and the said cellar or lowest floor shall be properly constructed so as to prevent dampness or water from entering. All cellars and basements in dwellings shall be properly lighted and ventilated.

Sec. 1307. Sanitation in multi-family dwellings.

a. Sewer Connection. No multi-family dwelling shall be built on any street unless there is a public sewer in such street or a private sewer connecting directly with a public sewer.

b. Prohibitions. 1. No water-closet fixtures shall be enclosed with woodwork.

2. No garbage chute, except an approved incinerator installation, shall be erected in any dwelling.



CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139 • TEL. 876-6800

LAW DEPARTMENT

PHILIP M. CRONIN
CITY SOLICITOR

EDWARD D. MCCARTHY
ROWENA E. TAYLOR
ASSISTANT CITY SOLICITORS

JOHN A. SERINO
LEGISLATIVE AGENT

November 5, 1970

Mr. Paul E. Healy
Temporary City Clerk
City Hall
Cambridge, Massachusetts

Dear Mr. Healy:

You have asked my opinion in behalf of the City Council concerning a proposed amendment to the Building Code providing for approved locks in buildings of Group H-2 occupancy. I have reviewed this and approve it.

The amendment makes the Building Code consistent with reference to group H-2 buildings and other multi-residence structures with reference to the safety of locking devices.

Very truly yours,

Philip M. Cronin
City Solicitor

PMC:cas

cc:

City Manager

2

Communication from Philip M. Cronin, City
Solicitor concerning a proposed amendment
to the Building Code providing for ap-
proved locks in buildings of Group H-2
occupancy and approving same

November 9, 1970.

Handwritten signature

[illegible]

Passed for be ordained -

City of Cambridge

In the Year One Thousand, Nine Hundred Seventy.

AN ORDINANCE

In amendment to an Ordinance entitled:- "Construction, Use, Maintenance and Inspection of Buildings and Structures"

Be it ordained by the City Council of the City of Cambridge as follows:

The Ordinance passed to be ordained December 27, 1943, entitled: "Construction, Use, Maintenance and Inspection of Buildings and Structures" is hereby amended in Section 1305, sub-section 6, entitled "Exits and Enclosures" by adding at the end thereof the following paragraph:-

"f" Exits from Buildings of Group H2 Occupancy

Exit doors of Group H2 occupancy shall be so designed or equipped as to close and lock automatically with a lock of a type approved by the board of standards in the department of public safety.

Passed to a second reading at meeting of the City Council held on November 9, 1970 and after November 22, 1970 the question may be on passing to be ordained.

In City Council November 30, 1970.

Passed to be ordained by a yea and nay vote -
Yeas 6; Nays 0; Absent 2, Voting Present 1.

City Manager.



CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE

To Paul E. Healy
Temporary City Clerk

Date October 20, 1970

From Charles F. Sprague
Supt. Bldg. Dept.

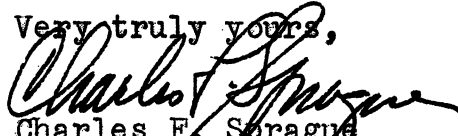
Reference

Subject

Amendment to Building Code

After consulting with Mr. Cronin, our City Solicitor and receiving his approval of the enclosed submittal, I am forwarding said communication to you for suitable preparation for presentation to the City Council.

Very truly yours,


Charles F. Sprague
Supt. of Buildings and
Inspector of Buildings.

CFS:m

Communication from Charles F. Sprague,
Superintendent of Buildings, transmitting
a proposed amendment to the Building Code
relative to apartment house locks.

November 2, 1970

Referred to City Solicitor
Comm from City Sec.

Approving proposed
Amendment enclosed

Proposed Amendment
Passed to 2nd Reading

Published Nov 12, 1970 -
Nov 30/70 Passed to be
Ordained -