



CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE

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OFFICE OF THE CITY MANAGER

To Robert W. Healy, City Manager

Date December 3, 1990

From Joseph J. Cellucci, Commissioner
Inspectional Services

Reference

Subject Council Order #47, 11/5/90

In response to your memo dated November 7, 1990, I have reviewed the resolution initiated by Councillor Myers, and subsequently adopted by the full City Council on November 5, 1990. The resolution implies that the Inspectional Services Department has difficulties with enforcement of the law, and that the laws are not being consistently enforced in a timely manner. While I can appreciate the Council's concerns about the manner in which the Inspectional Services Department responds to the public in regard to complaints, I am led to believe that there is some misunderstanding on the part of the City Council as to the laws enforced by this department and how different inspectors respond to complaints.

Housing complaints are addressed under 105 CMR 410.00 State Sanitary Code. Chapter 111, Massachusetts General Laws in response to the Council's concern about inspectors enforcing the law, I want to point out that inspectors tend to focus on what they perceive to be the most serious violations in cases where there are multiple violations. However, a new inspection form has been developed by my Administrative Aide to address the problem of enforcement and timely inspections. The form enumerates all the sections of the sanitary code so each inspector is aware of all potential violations while he is actually performing his/her inspection, and the form also permits the inspector to keep track of any follow-up inspections subsequent to the initial one, as well as keeping track of the status of any violations (see attached).

Should you have any further questions regarding this matter, please do not hesitate to call.



CITY OF CAMBRIDGE

INSPECTIONAL SERVICES DEPARTMENT CITY HALL
CAMBRIDGE, MASSACHUSETTS 02139 (617) 498-9013

JOSEPH J. CELLUCCI
COMMISSIONER OF BUILDINGS
AND HOUSING

Address of premises: _____
Occupant/Complainant: _____ tel: _____
Owner of premises: _____ tel: _____
Owner's address: _____
Inspection requested by: _____ date: _____

OK IP NP 105 CMR 410.000 State Sanitary Code Article II Minimum Standards

☐	☐	☐	410.100 AB	Kitchen facilities
☐	☐	☐	410.150 ABC	Washbasins, toilets, tubs, showers
☐	☐	☐	410.151	Shared facilities
☐	☐	☐	410.190	Hot water
☐	☐	☐	410.200	Heating facilities
☐	☐	☐	410.201	Temperture requirements
☐	☐	☐	410.202	Venting
☐	☐	☐	410.250 AB	Lighting & elect. facilities
☐	☐	☐	410.251 ABC	Kitchen lighting & elect. outlets
☐	☐	☐	410.252 A	Bathroom lighting & elect. outlets
☐	☐	☐	410.253 AB	Lighting fixtures
☐	☐	☐	410.254 AB	Light in passageway/halls/stairway
☐	☐	☐	410.255	Amperage
☐	☐	☐	410.256	Temporary wiring
☐	☐	☐	410.257	Light obstructions
☐	☐	☐	410.280	Natural & mechanical vent
☐	☐	☐	410.281	Ventilation shut off
☐	☐	☐	410.300	Sanitary drain system
☐	☐	☐	410.350	Plumbing connections
☐	☐	☐	410.351	Owner's maint. resp.
☐	☐	☐	410.352	Occupant's maint.resp.
☐	☐	☐	410.353 []	Asbestos material
☐	☐	☐	410.354	Metering of electricity & gas
☐	☐	☐	410.400 ABC	Minimum square footage
☐	☐	☐	410.401 AB	Ceiling height
☐	☐	☐	410.402	Grade level
☐	☐	☐	410.450	Means of egress
☐	☐	☐	410.451	Egress obstruction
☐	☐	☐	410.452	Safe condition
☐	☐	☐	410.480 ABCDE	Security locks
☐	☐	☐	410.481	Posting of name of owner
☐	☐	☐	410.482	Smoke detectors
☐	☐	☐	410.483	Auxiliary lighting/exit signs
☐	☐	☐	410.500	Maint. structural
☐	☐	☐	410.501 ABC	Weathertight elements
☐	☐	☐	410.502	Lead paint prohibited
☐	☐	☐	410.503 ABC	Protective railings & walls
☐	☐	☐	410.504 ABC	Non-absorbent surface
☐	☐	☐	410.505	Occupants resp for struct elem
☐	☐	☐	410.550 ABCD	Insects & rodents
☐	☐	☐	410.551/2/3 A	Screens for windows/doors/Inst.
☐	☐	☐	410.600/1 []	Storage/collect. of garbage
☐	☐	☐	410.602 ABCD	Maintenance of area free from garbage & rubbish
☐	☐	☐	410.750 []	Conditions deemed to endanger/impair health & safety

The _____ is hereby ordered to remedy the above cited violations within _____ days of initial inspection//within _____ days of first follow up//within _____ days of second follow-up//within _____ days of third follow-up, or face prosecution

Signed under pains & penalties of perjury

Inspector _____ date of initial insp. _____
Inspector _____ 1st follow-up insp. _____
Inspector _____ 2nd follow-up insp. _____
Inspector _____ 3rd follow-up insp. _____

Refer to Bldg/Elect/Plumb/Other _____

White to files

Yellow to owner

Pink to Insp. Gold to tenant

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CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139

TEL. 498-9011

FAX. 868-8159

EXECUTIVE DEPARTMENT

ROBERT W. HEALY

City Manager

RICHARD C. ROSSI

Deputy City Manager

December 10, 1990

To The Honorable, The City Council:

In regard to Awaiting Report Item No. 72, relative to conflicts between rent control and housing codes, please find attached a response from Joseph Cellucci, Commissioner of Inspectional Services.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Robert W. Healy", is written over a horizontal line.

Robert W. Healy
City Manager

RWH/mev
attachment

Agenda # 8

S - 1236

Awaiting Report Item # 72, regarding
conflicts between rent control and
housing codes.

In City Council,

December 10, 1990

*Referred back to
the City Manager
for work on
motion of Councillor
Myers.
Copy sent to City Mgr.
12/12/90 [Signature]*