

necessary safeguards during construction, to require adequate exitway facilities in existing buildings and structures, and to insure compliance with all the code requirements for the safety, health and general welfare of the public;

**108.3 Inspections:** He shall make all the required inspections, or he may accept reports of inspection by authoritative and recognized services or individuals; and all reports of such inspections shall be in writing and certified by a responsible officer of such authoritative service or by the responsible individual; or he may engage such expert opinion as he may deem necessary to report upon unusual technical issues that may arise, subject to the approval of the appointing authority;

**108.4 Research and Investigations:** He shall make or cause to be made investigations of new developments in the building industry; subject to local climatic or other conditions, he shall accredit tests meeting the functional requirements of the Basic Code conducted by accredited authoritative agencies listed in appendix A; or he may accept duly authenticated reports from the Building Officials Conference of America, or from recognized authoritative sources of all new materials and methods of construction proposed for use which are not specifically provided for in the Basic Code; the costs of all tests or other investigations required under these provisions shall be paid by the applicant;

**108.5 New Rules:** He shall promulgate rules under the procedure provided in section 109, establishing the conditions for use of new materials consistent with the provisions of the Basic Code and with minimum requirements based on accepted engineering practice;

**108.6 Department Records:** He shall keep official records of applications received, permits and certificates issued, fees collected, reports of inspections, and notices and orders issued. File copies of all papers in connection with building operations shall be retained in the official records so long as the building or structure to which they relate remains in existence, and

**108.7 Annual Report:** At least annually, he shall submit to the chief authority of the municipality a written statement of all permits and certificates issued, orders promulgated and materials approved.

## **Section 109.0 Rules and Regulations**

**109.1 Rule Making Authority:** The building official shall have power as may be necessary in the interest of public safety, health and general welfare, to adopt and promulgate rules and regulations to interpret and implement the provisions of the Basic Code to secure the intent thereof and to designate requirements applicable because of local climatic or other conditions; but no such rules shall have the effect of waiving working stresses or fireresistive requirements specifically provided in the Basic Code or violating accepted engineering practice involving public safety.

**109.2 Accepted Engineering Practice:** In the absence of approved rules, the regulations, specifications and standards listed in appendix A—Accredited Authoritative Agencies, appendix B—Accepted Engineering Practice, and appendix C—Accredited Material Standards, shall be deemed to represent accepted engineering practice in respect to the material, equipment, system or method of construction therein specified.

**109.3 Promulgation of Rules:** No rule or regulation shall become effective until four weeks after the intention to adopt such rules shall have been published in accordance with local statutes in an official paper or public newspaper with general circulation in the municipality, and only after a public hearing shall have been held on the rule.

**109.4 Amendment of Rules:** All rules adopted by the procedure herein established shall have the same effect as provisions of the Basic Code; but such rules may be amended or repealed at any time by the same procedure herein prescribed for their adoption.

## **Section 110.0 Modifications**

**110.1 Variations:** When there are practical difficulties involved in carrying out structural or mechanical provisions of the Basic Code or of an approved rule, the building official may vary or modify such provision upon application of the owner or his representative, provided that the spirit and intent of the law shall be observed and public welfare and safety be assured.

**110.2 Written Modification:** The application for modification and the final decision of the building official shall be in writing and shall be officially recorded with the application for the permit in the permanent records of the department of building inspection.

## **Section 111.0 Inspection**

**111.1 Preliminary Inspection:** Before issuing a permit, the building official shall examine or cause to be examined all buildings, structures and sites for which an application has been filed for a permit to construct, enlarge, alter, repair, remove, demolish or change the use thereof; and he shall conduct such inspections from time to time during and upon completion of the work for which he has issued a permit; and he shall maintain a record of all such examinations and inspections and of all violations of the Basic Code.

**111.2 Accredited Inspection Services:** He may accept reports of his own inspectors or of approved inspection services which satisfy his requirements as to qualifications and reliability.

**111.3 Plant Inspection:** When required by the provisions of the Basic Code or by the approved rules, materials or assemblies shall be inspected at the point of manufacture or fabrication.



# CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139 • (617) 876-6800

## BUILDING DEPARTMENT

CHARLES F. SFRAGUE  
SUPT. OF BUILDINGS AND  
INSPECTOR OF BUILDINGS

March 26, 1973

Mr. Edward McCarthy  
City Solicitor

Re: Amendment to City of Cambridge Building Code

Dear Mr. McCarthy,

In accordance with Section 109.0 of the Cambridge Building Code I am proposing the following amendments to said Code for your perusal, comments and recommendations as to form.

The Building Code of the City of Cambridge is hereby amended by adding to Article Six the following new sections:

### Section 627 Exterior Doors and Locks

Exterior doors of every residence building having more than three apartments 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.

### Section 628 Inter-communication System

628.1 In all multi-family dwellings, existing and new, having more than three apartments, there shall be a fully operative inter-communication system between the main entrance of the building and each apartment.

628.2 There shall also be a means of electrically releasing the door strike of the main entrance door of the building from each apartment.

If the general layout of the amendments are alright will you put them in the proper form so that they may be presented to the City Council via the office of the City Clerk?

cc: City Manager  
City Clerk

*Charles F. Sfrague*  
Charles F. Sfrague  
Building Commissioner

127 A