

# CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9020

## LAW DEPARTMENT

RUSSELL B. HIGLEY  
CITY SOLICITOR

MICHAEL C. COSTELLO  
ASSISTANT CITY SOLICITOR

EDWARD A. CUNNINGHAM  
SEVERLIN B. SINGLETON  
DAVID B. O'CONNOR  
BIRGE ALBRIGHT  
LEGAL COUNSEL

October 15, 1982

Mr. Robert W. Healy  
City Manager  
City Hall  
Cambridge, Mass.

Re: Council Order No. 6 dated October 4, 1982  
Enforcement of G.L. c. 148, §26C

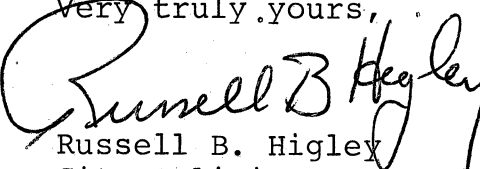
Dear Mr. Healy:

To aid the Cambridge Fire Department in the enforcement of G.L. c. 148, §26C, I have assigned an attorney on my staff to work with Deputy Chief Cantwell and Captain Ferrazani of the Fire Prevention Bureau. He has advised the officers concerning §26C and has prepared and prosecuted criminal complaints for them.

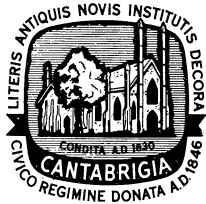
Thirteen complaints have been filed, four have been disposed of and nine are pending. Seven of these cases are scheduled for a clerk-magistrate's hearing on October 20. He is also training the fire officers in court procedure.

I expect that this enforcement procedure will continue to develop.

Very truly yours,

  
Russell B. Higley  
City Solicitor

RBH:jl



# CITY OF CAMBRIDGE

491 BROADWAY, CAMBRIDGE, MASSACHUSETTS 02138 • TEL. 876-0125

## FIRE DEPARTMENT HEADQUARTERS

**THOMAS V. SCOTT**  
Chief of Department

October 15, 1982

Mr. Robert Healy, City Manager  
City Hall  
Cambridge, MA 02139

Dear Mr. Healy:

Since January of 1982 Deputy Chief Cantwell was working alone in the Fire Prevention Bureau and has had a program for identifying those occupancies not in compliance. Actions have been initiated for getting the landlords to either comply with the law or be taken into court. Captain Lawrence Ferazani has been assigned to the Fire Prevention Department since August and he is working with Deputy Chief Cantwell on this program.

Buildings not in compliance are detected in several ways. The major source is the continuing in-service inspection programs by Fire Companies. Other sources are complaints from tenants, reports from other Municipal Departments, and Fire Department responses for fires or other emergencies.

Once a building has been identified as not being in compliance a letter to the owner is sent out requesting that the owner contact the Fire Department. The owner is then asked to submit a plan for compliance with the Fire Department. If a compliance plan is not submitted or the owner does not contact the Fire Department within four weeks, a certified letter, return receipt requested, is mailed to the owner. If there is no response to this certified letter within two weeks all the information regarding the building is sent to the City Solicitor's Office for legal action.

At this time the Law Department has seven applications for criminal complaint scheduled to be heard in the Third District Court on October 20, 1982. Previously we had sought complaints in six cases and in all cases the detectors were installed before the scheduled court appearances.

Copies of progress reports from Harvard and MIT are included with this report.

Respectfully submitted,

*Thomas V. Scott*  
Thomas V. Scott  
Chief of Department

TVS/pjh  
5 Enclosures  
cc Deputy Cantwell

## History of Smoke Detector Law

1. September 15, 1980 Acceptance by City of Section 26C, Chapter 148.
2. October and  
November, 1980 Guidelines drawn up by Fire Department for compliance with this act were left at affected buildings by Fire Companies. Plans to mail notices to landlords were dropped because of cost of mailing.
3. November 5, 1981 Because of conflicting requirements between cities for compliance with Section 26C, the State Fire Marshall issued an official interpretation of the requirements of 26C. The Marshal's interpretation called for a more sophisticated and expensive system than Cambridge had been requiring. Copies of both guidelines are attached.
4. January 1, 1981 Deadline for compliance with Section 26C, Chapter 148.

CAMBRIDGE FIRE DEPARTMENT

VIOLATION OF CHAPTER 148 M.G.L.

SEC. 26C

DATE \_\_\_\_\_

ADDRESS \_\_\_\_\_

NO. OF APARTMENTS \_\_\_\_\_

OWNER \_\_\_\_\_

OWNER'S ADDRESS \_\_\_\_\_

COMMENTS \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

*FIRE COMPANY FORM  
SENT TO FIRE PREVENTION*

Signature \_\_\_\_\_

Company \_\_\_\_\_



# CITY OF CAMBRIDGE

491 BROADWAY, CAMBRIDGE, MASSACHUSETTS 02138 • TEL. 876-0125

## FIRE DEPARTMENT HEADQUARTERS

DANIEL J. REAGAN  
Chief of Department

Owner of Property at \_\_\_\_\_

Please be informed that this office (Fire Prevention Bureau) has no information that you have complied with Section 26c of Chapter 148 of the General Laws.

Please notify the Fire Prevention Bureau of your intentions of compliance with this law.

Deputy Chief William J. Cantwell  
Fire Prevention Bureau

*FIRST LETTER THAT IS  
SENT TO PROPERTY OWNER*



# CITY OF CAMBRIDGE

491 BROADWAY, CAMBRIDGE, MASSACHUSETTS 02138 • TEL. 876-0125

10-18-82

FIRE DEPARTMENT HEADQUARTERS

THOMAS V. SCOTT

Chief of Department

## SECOND LETTER SENT TO PROPERTY OWNER BY CERTIFIED MAIL

Dear

Re:

I hereby give notice, that an inspection of your property at the above address revealed a violation of Section 26C of Chapter 148 of the General Laws which provides "...apartment houses containing six or more dwelling units, hotels, boarding or lodging houses or family hotels...shall be equipped with an automatic smoke or heat detector in each dwelling unit and each hallway floor."

Notices were left at your property during the month of November, 1980, and a letter was sent to you on \_\_\_\_\_ from this department. We feel you have had adequate time to comply with this Law.

If we do not receive notice from you that the above described property is in compliance with the law within 10 days of this notice, the Cambridge Fire Department will initiate action against you.

The action taken will involve a criminal complaint for violation of Section 26C. The fine for violation of this section is up to \$50.00 per day for each day the violation exists after the date of this notice. The Cambridge Fire Department also has the right to seek an order from the Superior Court compelling compliance with the law.

If you have any questions about this notice or the particulars of the violation, please contact me at 876-0125.

Very truly yours,

*Deputy Chief W. Cantwell*

Deputy Chief William J. Cantwell  
Fire Prevention Division

CITY OF CAMBRIDGE  
PUBLIC NOTICE

To all owners of buildings containing six (6) or more dwelling units:

The Cambridge City Council on September 15, 1980 accepted Section 26C of Chapter 148 of the General Laws, which reads as follows:

Section 26C

In any city or town which accepts this section, apartment houses containing six (6) or more dwelling units, hotels, boarding or lodging houses, or family hotels which are not regulated by sections twenty-six A and twenty-six B shall be equipped with an automatic smoke or heat detector in each dwelling unit and each hallway floor.

The head of the Fire Department as defined in section one shall enforce the provisions of this section. Therefore, all owners concerned will take immediate action to be in compliance with this law prior to December 31, 1981.

Per order of the Fire Chief  
Daniel J. Reagan, Fire Chief

GUIDELINES FOR SMOKE DETECTORS

Smoke or heat detectors are to be installed in all common areas in residential occupancies over five (5) units. The common areas referred to are: hallways, stairwells, cellars, laundry rooms, furnace rooms, etc. The number of these detectors will be determined by the square footage of the area, the number of floors, etc. Any alarm in these areas is to warn all occupants of the building, will be wired in accordance with Mass. Electrical Code CMR 12, and be equipped with standby power.

Smoke or heat detectors are to be installed in all living areas just outside the sleeping area. Alarms in these areas only sound a loud alarm to warn the occupants of the unit of a fire and are wired in accordance with Mass. Electrical Code CMR 12.

Any residential building over 3 floors, or over 13 units, is to have a zoned system for common areas and an annunciator panel at the main entrance. It is recommended that manual pull stations be installed in these buildings.

In all hotels, motels, etc., all alarms of fire in sleeping areas shall register at the annunciator panel at the main desk.

All plans for detector installation must be approved by Fire Department (Fire Prevention) and a permit for electrical wiring is to be issued by the Building Department.

Call Fire Prevention Office at 876-0125, Ext. 65, if you have any questions on above.

**ORIGINAL GUIDELINES. LEFT AT BUILDINGS  
DURING OCT. AND NOV. OF 1980**



# The Commonwealth of Massachusetts

15  
Secretary of State

## Regulation Filing and Publication

1. REGULATION CHAPTER NUMBER AND HEADING: 527 CMR 24.00

AUTOMATIC SMOKE AND HEAT DETECTORS IN OCCUPANCIES UNDER M.G.L., C. 148, S. 26C

2. NAME OF AGENCY: BOARD OF FIRE PREVENTION REGULATIONS

3. READABLE LANGUAGE SUMMARY: State the general purposes and requirements of this regulation as well as the persons, organizations and businesses affected.

The purpose of 527 CMR 24.00 is to provide basic minimum standards for the installation, operation, and maintenance of automatic smoke and heat detectors required in certain buildings pursuant to M.G.L., C. 148, S. 26C, which states: In any city or town which accepts this section, apartment houses containing six or more dwelling units, hotels, boarding or lodging houses, or family hotels which are not regulated by Ss. 26A and 26B shall be equipped with an automatic smoke or heat detector in each dwelling unit and each hallway floor." The installation of these devices is intended primarily for the protection of life by indicating abnormal conditions and secondarily to summon assistance.

527 CMR 24.00 applies to occupancies listed in the "Definitions" section or similar type occupancies falling within the meaning thereof. However, as noted in 527 CMR 24.02 (3), it does not apply to those occupancies for which the head of the local fire department has given installation approval prior to the effective date of these regulations which is the publication date in the Massachusetts Register noted in Item 6 below.

4. AGENCY CONTACT FOR ADDITIONAL INFORMATION: State Fire Marshal Joseph A. O'Keefe  
Department of Public Safety  
Address: 1010 Commonwealth Avenue, Boston, MA 02215 Telephone (617) 566-4500 Ext. 221

5. STATUTORY AUTHORITY: M.G.L. - C. 22, S. 14; C. 148, Ss. 10 and 28

*The Regulations Division will complete the following 6 and 7:*

6. PUBLICATION: Massachusetts Register Number 285 Date 11/5/81

Code of Massachusetts Regulation Volume 12 Page -

7. EFFECTIVE DATE: 11/5/81

STATEMENT OF FISCAL EFFECT FILED YES  NO

**GUIDELINES. ISSUED BY STATE FIRE MARSHAL**  
**SUPERCEDED ORIGINAL GUIDELINES**

A TRUE COPY ATTEST  
*Michael Joseph Connolly*  
MICHAEL JOSEPH CONNOLLY  
SECRETARY OF STATE  
DATE 1/30/81 CLERK T.M.

527 CMR 24.00: AUTOMATIC SMOKE AND HEAT DETECTORS IN OCCUPANCIES  
UNDER M.G.L., C. 148, S. 26C

Section

- 24.01 Purpose
- 24.02 Scope
- 24.03 Definitions
- 24.04 Approval of Design
- 24.05 Power Supply Sources
  - (1) General
  - (2) Primary Power Supply (AC)
  - (3) Primary Power Supply (Monitored Battery)
- 24.06 Equipment Performance
  - (1) Smoke Detectors
  - (2) Heat Detectors
  - (3) Alarm Audibility and Responsibility
  - (4) Control Equipment
  - (5) Detector Circuits
  - (6) Combination System
- 24.07 Installation
  - (1) General
  - (2) Detector Location and Spacing
  - (3) Fire Warning Systems
- 24.08 Maintenance and Testing
- 24.09 Acceptance

24.01: Purpose

The purpose of 527 CMR 23.00 is to provide basic minimum standards for the installation, operation, and maintenance of automatic smoke and heat detectors that are required in certain buildings pursuant to M.G.L., C. 148, S. 26C. The installation of these devices is intended primarily for the protection of life by indicating abnormal conditions and secondarily to summon assistance.

24.02: Scope

- (1) 527 CMR 24.00 covers minimum design, performance, location, mounting, testing, and maintenance requirements of automatic smoke/heat detectors and systems for protection of the occupants of certain buildings in accordance with the stated purposes.
- (2) Nothing in 527 CMR 24.00 is intended to prevent the use of new methods or devices, provided, however, that sufficient data (technical and other) are submitted to the enforcement authority to demonstrate that the new method or device is equivalent (in quality, effectiveness, durability, and safety) to that prescribed by 527 CMR 24.00.
- (3) 527 CMR 24.00 shall not apply to those installations for which the head of the local fire department has given installation approval prior to the effective date of 527 CMR 24.00.

## 527 CMR: BOARD OF FIRE PREVENTION

24.03: Definitions

The following terms shall have the following meanings for the purpose of 527 CMR 24.00 and M.G.L., C. 148, S. 26C.

- (1) Apartment Houses. Buildings containing six or more dwelling units with independent cooking and bathroom facilities, whether designated as apartment house, tenement, garden apartment, condominium, or by any other name.
- (2) Hotels and Family Hotels. Buildings or groups of buildings under the same management in which there are more than 15 sleeping accommodations for hire, primarily used by transients who are lodged with or without meals, whether designated as a hotel, inn, club, motel, or by any other name. So-called apartment hotels shall be classified as hotels because they are potentially subject to transient occupancy similar to that of hotels.
- (3) Boarding or Lodging Houses. Buildings in which separate sleeping rooms are rented providing sleeping accommodations for persons on either a transient or a permanent basis, with or without meals, but which may have separate cooking facilities for individual occupants.
- (4) Dormitories. Buildings or spaces in buildings where group sleeping accommodations are provided for persons not members of the same family group in one room or in a series of closely associated rooms under joint occupancy and single management, as in college dormitories, fraternity houses, military barracks, and ski lodges, with or without meals, but without individual cooking facilities.
- (5) Dwelling Unit. A single living unit consisting of one or more rooms and providing complete independent living facilities for one or more persons including permanent provisions for living, sleeping, cooking, and sanitation.
- (6) Automatic Smoke Detector. A device which automatically detects the visible or invisible particles of combustion and automatically initiates an audible alarm that can be effectively heard above the maximum noise level obtained under normal conditions of occupancy.
- (7) Automatic Heat Detector. A device which automatically detects abnormally high temperature or rate of temperature rise and automatically initiates an audible alarm that can be effectively heard above the maximum noise level obtained under normal conditions of occupancy.
- (8) Approved. This term means equipment or materials listed or labeled or included on a list published by an organization acceptable to the Board of Fire Prevention Regulations or the State Fire Marshal, which organization is concerned with product evaluation, maintains periodic inspection or production of listed equipment or materials, and

## 527 CMR: BOARD OF FIRE PREVENTION

## 24.03: continued

whose listing states either that the equipment or material meets appropriate standards or has been tested and found suitable for use in a specified manner.

24.04: Approval of Design

(1) Complete information in accordance with the requirements in Sections 24.05, 24.06, and 24.07 regarding the fire protection devices, equipment, and systems shall be submitted to the head of the fire department for approval prior to beginning any installation of the detectors.

(2) The information submitted shall include specifications and floor plans showing the location of all devices and controls.

24.05: Power Supply Sources(1) General.

(a) All power supplies shall be sufficient to operate the alarm signal(s) for at least four continuous minutes.

(b) For electrically powered devices, an AC primary power source shall be utilized. However, in existing buildings where the head of the fire department finds that circumstances prohibit the use of wiring, the head of the fire department may permit a monitored battery as the primary source of power inside a dwelling unit. The circumstances that may be considered include, but are not limited to, the structural design of the building, the economic cost to the owner, the likelihood of fire at the locus, and the type of material used in the structure of the building.

(2) Primary Power Supply (AC).

(a) An AC primary source of electric power shall be a dependable commercial light and power supply source. A visible "power on" indicator shall be provided.

(b) All detector systems designed for operation on a voltage in excess of 30 volts shall be installed in accordance with the latest Massachusetts Electrical Code, 527 CMR 12.00.

(c) A restraining means shall be used at the plug-in of any cord-connected installation, and shall be clearly identified as a terminal for a fire protective signaling circuit.

(d) Fire warning equipment shall not be subject to loss of power by a wall switch.

(e) Neither loss nor restoration of primary power shall cause an alarm signal.

(3) Primary Power Supply (Monitored Battery). Where allowed and approved by the head of the fire department, fire warning equipment may be powered by a battery provided that the battery is monitored to assure that the following conditions are met:

## 527 CMR: BOARD OF FIRE PREVENTION

## 24.05: continued

- (a) All power requirements are met for at least one year's life, including weekly testing.
- (b) A distinctive audible trouble signal is given before the battery is incapable of operating (from aging, terminal corrosion, etc.) the device for alarm purposes.
- (c) For a unit employing a lock in alarm feature, automatic transfer is provided from alarm to a trouble condition.
- (d) The unit is capable of producing an alarm signal for at least four minutes at the battery voltage at which a trouble signal is normally obtained followed by seven days of trouble signal operation.
- (e) The audible trouble signal is produced at least once every minute for seven consecutive days.
- (f) The monitored batteries meeting these specifications are clearly identified on the unit near the battery compartment.

24.06: Equipment Performance(1) Smoke Detectors.

- (a) Each smoke detector shall detect abnormal quantities of smoke that may occur in a building and shall properly operate in the normal environmental conditions of said building.
- (b) Smoke detectors shall detect smoke having a minimum smoke obscuration of four percent per foot (optical density of 0.0177 per foot 0.0581 per m).

(2) Heat Detectors

- (a) Each heat detector shall detect abnormally high temperature or rate-of-temperature rise, and all detectors shall be listed or approved for not less than 50 ft. (15 m) spacing.
- (b) Fixed temperature detectors shall have a temperature rating at least 25°F (14°C) above the normal ambient and shall not exceed 50°F (28°C) higher than the maximum anticipated ambient temperature in the room or space where installed.

(3) Alarm Audibility and Responsibility. All alarm sounding devices shall have a minimum rating of 85 dBa (adjusted decibels) at 10 feet (3m).

(4) Control Equipment.

- (a) The control equipment shall be automatically restored on restoration of electrical power.
- (b) The control equipment shall be of a type that "locks in" on an alarm condition. Smoke detection circuits need not lock in.
- (c) If a reset switch is provided, it shall be a self-restoring type.
- (d) Any alarm silencing switch or an audible trouble silencing switch shall not be provided unless its silenced position is indicated by a readily apparent signal.
- (e) Each electrical fire warning system and single station smoke detector shall have an integral test means to permit the owner to check the system and sensitivity.

## 527 CMR: BOARD OF FIRE PREVENTION

## 24.06: continued

(5) Detector Circuits.

(a) A detector circuit will be required where a break in the wiring will not cause an alarm signal, but will cause an audible trouble signal, using either a closed loop detector circuit or normally open contact detectors with end-of-line resistor or equivalent. Exception: A single open or a single ground fault in any wiring among multiple station interconnected detectors or any wiring extending to a remote signaling device is not required to be indicated by a trouble signal if the fault does not prevent operation of any of the interconnected units as a single station detector.

(6) Combination System.

(a) When common wiring is employed for a combination system, the equipment for other than the fire warning signaling system shall be connected to the common wiring of the system so that short circuits, open circuits, grounds, or any fault in this equipment or interconnection between this equipment and the fire warning system wiring shall not interfere with either the supervision of the fire warning system or prevent alarm or trouble signal operation.

(b) In a fire/burglar system, the operation shall be as follows:

1. A fire alarm shall take precedence or be clearly recognizable over any other signal even when the nonfire alarm signal is initiated first.

2. Distinctive alarm signals shall be obtained between fire alarm and other functions, such as burglar alarm. The use of a common sounding appliance for fire and burglar alarm is acceptable if distinctive signals are obtained. A steady, continuous sound for one alarm function is acceptable.

24.07: Installation(1) General.

(a) All equipment shall be installed in a workmanlike manner.

(b) All devices shall be so located and mounted that accidental operation will not be caused by jarring or vibration.

(c) Installed fire warning equipment shall be mounted so as to be supported independently of its attachment to wires.

(d) All installation wiring shall be in accordance with the requirements of the manufacturer of the equipment connected to the said wiring.

(2) Detector Location and Spacing.(a) Smoke Detectors.

1. All automatic smoke and heat detectors located in lobbies, common corridors, hallways and stairways of buildings subject to these regulations shall be interconnected thereby producing a simultaneous series of audible alarms throughout the entire building.

2. All lobbies, common corridors, hallways and exitway access

## 24.07: continued

discharge routes shall be provided with automatic smoke detectors with no more than a thirty (30) foot spacing between detectors.

3. In buildings having more than one level serviced by open stairways, a detector shall be located on the ceiling on the uppermost level of the stairwell, and a detector shall be located on the ceiling of the lowest level.

4. A smoke detector installed in a stairwell shall be so located as to assure that smoke rising in the stairwell cannot be prevented from reaching the detector by an intervening door or obstruction.

5. A smoke detector installed to detect a fire in the basement shall be located in close proximity to the stairwell leading to the floor above.

6. One approved smoke detector shall be installed to protect each separate sleeping area. Bedrooms (or sleeping rooms) separated by other use areas such as kitchens or living rooms (but not bathrooms) shall, for the purposes of this regulation, be considered as separate sleeping areas.

7. A smoke detector installed to protect a sleeping area shall be located outside the bedrooms but in the immediate vicinity of sleeping area.

8. The smoke detector installed on a story without a separate sleeping area shall be located in close proximity to the stairway leading to the floor above.

9. Smoke detectors shall be located on or near the ceiling.

10. Smoke detectors in rooms with ceiling slopes greater than 1 ft. rise per 8 ft. (1 m rise per 8 m) horizontally shall be located at the high side of the room.

11. A smoke detector shall not be required to be located in or within six (6) feet of a kitchen, cooking area, or garage. This provision does not, however, preclude installation in these areas.

12. In circumstances where smoke detectors cannot operate (i.e. open rear porches and stairways), the head of the fire department may require the installation and interconnection of heat detectors with the system type in use.

(b) Heat Detectors.

1. On smooth ceilings, heat detectors shall be installed within the strict limitations of their listed spacing.

2. For sloped ceilings having a rise greater than 1 ft. in 8 ft. (1 m in 8 m) horizontally, the detector shall be located on or near the ceiling at or within 3 ft (0.9 m) of the peak. The spacing of additional detectors, if any, shall be based on a horizontal distance measurement, not on a measurement along the slope of the ceiling.

3. Heat detectors shall be installed on or near the ceilings.

## 527 CMR: BOARD OF FIRE PREVENTION

## 24.07: continued

(3) Fire Warning Systems.

(a) Type I system shall consist of the following: A series of approved smoke detectors and heat detectors with an approved secondary source of power and annunciator at grade level, located pursuant to the approved design specifications. The system shall provide for automatic fire department notification approved by the head of the fire department.

(b) Type II system shall consist of the following: A series of approved smoke detectors and heat detectors with an approved secondary source of power and annunciator at grade level, located pursuant to the approved design specifications.

(c) All buildings which contain thirteen (13) or more separate dwelling units shall be provided with a Type I system. The head of the fire department may waive the requirement of automatic fire department notification in circumstances considered in accordance with 527 CMR 24.07 (1)(b).

(d) All buildings which contain six (6) to twelve (12) separate dwelling units shall be provided with a Type II system. If the said building contains three or more levels, manual pull stations shall be provided. The head of the fire department may waive the requirement of manual pull stations in circumstances considered in accordance with 527 CMR 24.05 (1)(b).

24.08: Maintenance and Testing(1) General.

(a) Each automatic detector shall be continuously maintained in reliable operating condition at all times, and such periodic inspections and tests shall be made as are necessary to assure proper maintenance as specified.

(b) Detectors shall be under the supervision of a responsible person who shall cause proper tests to be made at specific intervals and have general charge of all alterations and additions.

(c) In any tests, all persons who would automatically receive an alarm shall be notified so that an unnecessary response shall not take place.

(d) After installation, a visual inspection of all detectors shall be made to insure that they are properly located.

(e) After installation, each detector shall be checked to insure that it is properly connected and powered in accordance with the manufacturer's recommendations.

(2) Initial Installation Tests.(a) Heat Detectors.

1. A self-restorable spot-type detector shall be tested with a heat source, such as a hair drier or shielded heat lamp, until it responds. After each heat test, the detector shall reset itself.

2. Line or spot-type detectors of the nonrestorable type shall not be heat tested.



## Harvard Real Estate, Inc.

1350 Massachusetts Avenue  
Cambridge, Massachusetts 02138  
Telephone 617-495-2745

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October 4, 1982

Deputy Chief Cantwell  
Cambridge Fire Department  
491 Broadway  
Cambridge, MA 02138

Dear Deputy Cantwell:

This is to advise you that Harvard Real Estate, Inc., has completed Smoke Detector and Fire Alarm System Installations at the following locations:

472-474 Broadway  
4-6 Mount Auburn Street  
84 Wendell Street  
23-25 Athens Street  
27-29 Athens Street  
54 Garfield Street  
11-15 Sumner Road  
Haskins Hall  
65 Mount Auburn Street  
50-52 Trowbridge Street  
9-13A Ware Street  
19 Ware Street  
27 Everett Street  
85-95 Prescott Street  
22-24 Prescott Street  
20-20A Prescott Street  
1306 Massachusetts Avenue  
64 Oxford Street  
8 Plympton Street  
16 Prescott Street  
15-17-19 Everett Street  
41-43 Banks Street  
9-13 Sacramento Street  
15-19 Sacramento Street  
Shaler Lane (three weeks until completion)

2 Holyoke Street  
14-16 Mellen Street  
3 Sumner Road  
84-90 Hammond Street  
Dana Palmer House  
18-20 Ware Street  
Botanic Gardens (Manufacturers test October 6, 1982)

A complete system test was performed by the equipment manufacturer and installing Contractor. Each test was witnessed by a Harvard Real Estate, Inc., Representative.

The following Fire Alarm System Installation is in construction and is scheduled for completion October 22, 1982.

Holden Green

My records indicate that the following projects remain:

Peabody Terrace  
29 Garden Street

Single Station Detectors have been installed in all apartment units at Peabody Terrace and the Fire Alarm System Installation bids will be due October 29, 1982. The 29 Garden Street Smoke Detection and Fire Alarm System Installation bids are due on October 7, 1982 with Construction to start no later than November 1, 1982.

If I can be of any assistance please don't hesitate to call me at 495-1449.

Sincerely,  
HARVARD REAL ESTATE, INC.



Claire Alker  
Service Contract Coordinator

cc: David Zewinski

Fran Donovan

File

HARVARD UNIVERSITY  
DEPARTMENT OF BUILDINGS AND GROUNDS

MEMO TO: Bob Saltonstall

FROM: Pete Clancy *U.S.*

DATE: September 27, 1982

SUBJECT: Smoke Detector Project Status Report

Single Station Room Detectors

The Law School and Divinity School dormitories have been completed. The faculty of Arts and Sciences has completed the Freshmen dormitories and are approximately 50% complete with the work in the Undergraduate river dormitories and the Radcliffe area dorms. All of these buildings are expected to be completed by the end of October, with the exception of Mather House and New Quincy House, which are presently in the planning stage.

Common Area Smoke Detectors

Phase I consists of six sample typical dormitories and this work is approximately 50% complete, with three of the six buildings completed and three others in various stages of completion.

Phase II consists of nine Law School buildings all of which are presently under contract and in various stages of completion.

Phase III consists of sixteen F.A.S. Freshmen dorms which are all presently all contracted, with work expected to commence shortly.

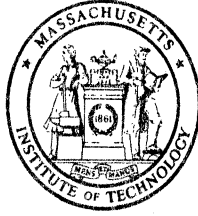
Phase IV consists of fifteen F.A.S. Undergraduate dorms. Plans and specifications are complete and cost proposals are being solicited at this time with funding requests expected to follow in early October.

I expect that the entire Common Area project will be completed by January, 1983. I wish to remind you that, in keeping with the requirements of CMR 527, we are providing automatic smoke detection in all lobbies, common corridors, hallways and stairways, thereby providing protection of exit-way access discharge routes. This interpretation of code requirements, as discussed with the Cambridge Fire Department, does not provide for automatic smoke detection within dining rooms, game rooms, or lounges, but does provide protection for the paths of egress from such areas. Since it has been a long standing policy of the University to provide heat detection for laundry rooms, we are including any such unprotected rooms in the scope of this present project.

## Emergency Power Requirements

In keeping with the requirements of CMR 527, we are providing an approved secondary source of power for all type I and type II occupancies. This consists of a 60-hour battery system, which will be capable of operating the entire building fire alarm system, in the case of loss of normal power. There are a number of Undergraduate dormitories which have fire alarm systems, which utilize 110 volt evacuation bell circuits; these buildings will continue to be dependent upon the existing 550 volt emergency power system for operation of evacuation bells if normal power should be lost. This is consistent with a verbal agreement which we have with the Cambridge Fire Dept., and is intended only as an interim solution pending outcome of our emergency power study. Although these buildings will be dependent upon the 550 volt emergency power system as previously described the building is being provided with a 60-hour battery back-up system, which will support the buildings fire alarm system, with the exception of the evacuation bells.

If the outcome of the ongoing emergency power study does not provide a suitable alternate source of power for these buildings, it may be necessary to replace the existing 110 volt evacuation bells with low voltage DC circuitry, so that the entire buildings fire alarm system can be supported by a 60-hour battery back-up system. It is further anticipated that most of these buildings will be included in our dormitory upgrading project, which is presently underway. The following buildings are those which presently utilize 120 volt bell circuits; Kirkland, Leverett F & G, Gore, Quincy House, Eliot House, McKinlock, Dunster, Mather, and Russell.



REAL ESTATE OFFICE  
ROOM 12-192

77 MASSACHUSETTS AVENUE  
CAMBRIDGE, MASSACHUSETTS 02139

August 23, 1982

Deputy Chief William Cantwell  
Cambridge Fire Department  
491 Broadway  
Cambridge MA

Dear Deputy Chief Cantwell,

Thank you for the recent courtesies shown to me when I met with you to discuss requirements for provision of automatic smoke and heat detection equipment in the following properties owned by the Massachusetts Institute of Technology:

1010 Massachusetts Avenue  
1039 Massachusetts Avenue  
434-440 Massachusetts Avenue  
882-884 Main Street  
22-24 Magazine Street

} Plan approval 9-9-82

We have prepared "as built plans" for these properties and have indicated on them the proposed locations of smoke and heat detectors, pull stations, annunciator panels etc. I would like to review these plans with you at your convenience, and I will contact you upon your return on September 7, 1982.

Again, my thanks for your assistance.

Very truly yours,

James A. Miller  
Consultant

253.1000  
4304

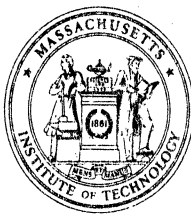
*Miller 244-3200*

JAM:m

cc: P. Trussell

10-14-82 Checked with Frank Neal  
all work is expected to be completed by  
11-1-82

List of all MIT off campus  
dwelling occupancies



SAFETY OFFICE  
ROOM E19-207

CAMBRIDGE, MASSACHUSETTS 02139  
(617) 253-4736

October 6, 1982

Deputy Chief William Cantwell  
Cambridge Fire Department  
489 Broadway  
Cambridge, MA 02138

Re: Smoke Detector Installation

Dear Deputy Cantwell:

As requested, I am bringing you up to date on our progress in installing smoke detectors in our residence halls. As you recall, we proposed a three (3) year program commencing in September, 1981, to complete installation of some twenty five hundred (2500) detectors.

We set priorities for installation based on the amount of fire suppression that was available. All of our residence halls have sprinkler systems, five (5) of them fully. Funding of the detector installations is provided for principally from maintenance reserve funds generated through room rents.

We are slightly ahead of schedule and hope to make significant progress this year, as soon as we know the amount of funds available. This information will be compiled on or about November 1st.

To date some nine hundred ten (910) detectors have been installed in the living units of seven (7) residence halls. One (1) residence hall is under contract to install one hundred thirty eight (138) detectors in the living units.

This year, we are planning to install about eleven hundred (1100) detectors in the living units of seven (7) residence halls and one hundred six (106)

Deputy Chief Cantwell

- 2 -

October 6, 1982

system detectors in Baker House.

That will leave for next year ninety five (95) system detectors in six (6) buildings and about two hundred (200) living unit detectors in our newest dormitory which is a fully sprinklered fire resistive building.

The attached table depicts our progress.

Very truly yours,

  
John M. Fresina

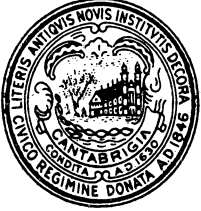
JMF:vc  
Enclosures

xc: G. Brammer

SMOKE DETECTOR INSTALLATIONS IN RESIDENCE HALLS

October 1, 1982

	DORMITORY	SYSTEM DETECTORS	SINGLE STATION	MULTIPLE STATION
GROUP I	Baker (W7)	106 This year	255 Done	3 Done
	McGregor (Hi)	15 Next year	9 Done	76 Done
	McGregor (Low)	26 Next year	13 Done	30 Done
	W-85 High Rise		150 Done	
GROUP II	McCormick	25 Next year	206 This year	2 This year
	W-85 Low Rise		60 Done	
	E-55	3 Next year	204 Done	
	Senior House		244 This year	2 This year
	62	11 Next year	184 This year	
	64	15 Next year	199 This year	
	W-70		20 Done	90 Done
	W-84		138 under contract	
GROUP III	W-51		36 Next year	73 Next year
	W-13		48 This year	
	NW-61		70 This year	
	W-1		62 This year	72 This year
	W-71		1 Next year	
		In unsprin- klered hallways, every other unsprinklered stair landing, mechanical spaces, etc.	in Living units	In living units with separate sleeping areas or split level living



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139  
Tel. 498-9011


EXECUTIVE DEPARTMENT  
ROBERT W. HEALY  
City Manager

October 18, 1982

To the Honorable, the City Council:

With respect to Awaiting Report Item No. 20 relative to the smoke detector statute, enclosed please find copies of reports from Russell B. Higley, City Solicitor, and Thomas V. Scott, Fire Chief.

Very truly yours,

  
Robert W. Healy  
City Manager

RWH/mbf  
Encs.

Agenda Item Number Eleven

5-631

Re: response to Awaiting Report Item No. 20  
regarding compliance with the smoke detec-  
tor statute.

In City Council,

October 18, 1982

*Placed  
on  
File*