

The Commonwealth of Massachusetts

In the Year Two Thousand and Seven.

BILL FILING TEMPLATE

Be It Enacted, by the Senate and House of Representatives, etc., as follows:

SECTION 1. Chapter 148 of the General Laws, as appearing in the 2004 Official Edition, is hereby amended by inserting after Section 26A1/2, the following new section:-

Section 26A ³/₄. Automatic Sprinklers in older high rise condominium and cooperative buildings; enforcement; installation schedule

Every building of more than 70 feet in height that contains condominium or cooperative units that is not regulated by MGL 148 26A or MGL 148 26A1/2 shall comply with this section.

All buildings shall be protected with a system of automatic sprinklers, standpipes and alarms in accordance with the provisions of the State building Code, except that sprinklers shall not be required to be installed inside individual units.

The head of the fire department shall enforce the provisions of this section.

Whoever is aggrieved by the head of the fire department's interpretation, order, requirement, direction or failure to act under the provision of this section, may, within forty-five days after the service of notice thereof, appeal from such interpretation, order, requirement, direction, or failure to act, to the board of appeals of the fire safety commission as provided in section two hundred and one chapter six.

Any building or structure subject to the provisions of this section shall comply with the following schedule for installation: Within one year of the approval of this law plans must be submitted to the head of the local fire department for approval. Along with the

plans should be submitted a schedule of installation indicating completion of all required work within 1 year of the plans approval for buildings 70-125 feet, within two years of the plans approval for buildings 126 feet to 200 feet, and within three years of the plans approval for buildings over 200 feet. At the time of plans submittal documentation should also be forwarded that indicates all fire and smoke compartmentation required by the building code is in working condition.