

SENATE No. 961

The Commonwealth of Massachusetts

In the Year Two Thousand Nine

An Act to improve safety in high-rise buildings..

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

1 SECTION 1: Section 26I of Chapter 148 of the General Laws, is hereby amended by
2 adding the following section:

3 Section 26J. (a) Every dwelling, building or structure occupied in whole or in part for
4 residential, that: (1) is over four stories in height or (2) has occupied space above the height of
5 the tallest fire department ladder shall be equipped with approved evacuation chairs on each stair
6 well or evacuation route.

7 (b) The board of fire prevention regulations shall promulgate such regulations as may be
8 necessary to effectuate this section including, but not limited to, the type, installation, location,
9 maintenance and inspectional requirements of evacuation chairs or evacuation equipment as the
10 board determines appropriate.

11 (c) Every dwelling, building or structure, occupied in whole or in part for residential
12 purposes and meeting (1) and (2) in Section 26Ja, shall, upon sale or transfer of such dwelling,

13 building or structure, be inspected by the head of the fire department or his/her designee for
14 compliance with the requirements of this section.

15 (d) The board of fire prevention may require that property owners and operators, as
16 defined in Sect 26J (a), shall provide evacuation chairs or other equipment commensurate with
17 the anticipated need in time of an emergency.

18 (e) The head of the fire department or his/her designee shall enforce this section.