

HOUSE No. 1542

The Commonwealth of Massachusetts

PRESENTED BY:

Meghan K. Kilcoyne

To the Honorable Senate and House of Representatives of the Commonwealth of Massachusetts in General Court assembled:

The undersigned legislators and/or citizens respectfully petition for the adoption of the accompanying bill:

An Act to study single-stair residential buildings.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>Meghan K. Kilcoyne</i>	<i>12th Worcester</i>	<i>1/14/2025</i>
<i>Steven Owens</i>	<i>29th Middlesex</i>	<i>2/13/2025</i>
<i>Christine P. Barber</i>	<i>34th Middlesex</i>	<i>2/13/2025</i>
<i>John Francis Moran</i>	<i>9th Suffolk</i>	<i>2/13/2025</i>
<i>Marjorie C. Decker</i>	<i>25th Middlesex</i>	<i>2/26/2025</i>
<i>Samantha Montaño</i>	<i>15th Suffolk</i>	<i>2/26/2025</i>
<i>Mike Connolly</i>	<i>26th Middlesex</i>	<i>2/26/2025</i>
<i>Lindsay N. Sabadosa</i>	<i>1st Hampshire</i>	<i>3/14/2025</i>
<i>Manny Cruz</i>	<i>7th Essex</i>	<i>3/14/2025</i>
<i>Natalie M. Higgins</i>	<i>4th Worcester</i>	<i>5/30/2025</i>
<i>James B. Eldridge</i>	<i>Middlesex and Worcester</i>	<i>6/13/2025</i>
<i>Christopher M. Markey</i>	<i>9th Bristol</i>	<i>6/30/2025</i>
<i>James C. Arena-DeRosa</i>	<i>8th Middlesex</i>	<i>6/30/2025</i>
<i>Kevin G. Honan</i>	<i>17th Suffolk</i>	<i>10/15/2025</i>

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By Representative Kilcoyne of Clinton, a petition (accompanied by bill, House, No. 1542) of Meghan K. Kilcoyne and others for legislation to establish a special commission to study and define conditions under which single-stair multi-family residential buildings up to six stories shall be legalized. Housing.

The Commonwealth of Massachusetts

**In the One Hundred and Ninety-Fourth General Court
(2025-2026)**

An Act to study single-stair residential 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. (a) Notwithstanding any general or special law to the contrary, there shall be a
2 special commission to study and define conditions under which Single-Stair Multi-Family
3 Residential buildings up to six stories shall be legalized in Massachusetts. The commission shall
4 produce a building code amendment that allows single-stair multi-family residential buildings of
5 up to six stories, including measures for mitigating any adverse health and safety impacts unique
6 to single-stair multi-family residential buildings.

7 (b) The commission shall consist of 1 member representing the Fire Chiefs Association
8 of Massachusetts, 2 members of the American Institute of Architects, 1 member who is a
9 practicing fire engineer representing the National Fire Protection Association, 2 members
10 representing the Board of Building Regulations and Standards, 1 member representing the
11 American Planning Association Massachusetts Chapter, 1 member representing the Home
12 Builders and Remodelers Association, 1 member representing NAIOP, 1 member representing

13 the Center for Building in North America, 1 member representing a building official employed
14 by a municipality with a Class 1 Fire Department, and 1 member representing Abundant Housing
15 Massachusetts.

16 (c) The study shall build on the report Legalizing Mid-Rise Single-Stair Housing in
17 Massachusetts produced by the Harvard Joint Center for Housing Studies, Boston Indicators, and
18 Ufile and shall include, but not be limited to: a technical study into the safety of single-stair
19 residential buildings compared to two-staircase buildings, and a process map and timeline for
20 implementation of the building code amendment.

21 (d) For costs associated with developing the study and its recommendations, \$250,000
22 shall be allocated from the General Fund.