

**HOUSE . . . . . No.**

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**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>

**HOUSE . . . . . No.**

[Pin Slip]

**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 Utile 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.