

HOUSE No.

The Commonwealth of Massachusetts

PRESENTED BY:

Marjorie C. Decker

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 enhancing the safety of high-rise buildings.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>Marjorie C. Decker</i>	<i>25th Middlesex</i>	<i>1/15/2025</i>

HOUSE No.

[Pin Slip]

The Commonwealth of Massachusetts

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

An Act enhancing the safety of 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 26A ½ of Chapter 148 of the General Laws, as appearing in the
2 2022 Official Edition, is hereby amended in the first paragraph by striking out the following
3 words: “provided, further, that sprinklers shall not be required to be installed in buildings where
4 construction has commenced prior to January first, nineteen hundred and seventy-five and which
5 have been submitted to the provisions of chapter one hundred and eighty-three A;” and inserting
6 in place thereof the following words:-

7 any building where construction has commenced prior to January 1, 1975 and which have
8 been submitted to the provisions of chapter 183A shall comply with the following schedule for
9 the installation of automatic sprinklers: one-third of the gross square footage of the building or
10 structure shall be equipped with automatic sprinklers by March 30, 2028; two-thirds of the gross
11 square footage of the building or structure shall be equipped with automatic sprinklers by March
12 30, 2031; and the entire gross square footage of the building or structure shall be equipped with
13 automatic sprinklers by March 30, 2035; provided, however, that the owner of said building or

14 structure may apply to the board of appeals of the fire safety commission for an extension or a
15 waiver of the provisions of this section as provided for in section 201 of chapter 6. Any building
16 or structure subject to the provisions of this section shall have the option of complying with the
17 following schedule: the entire gross square footage of the building or structure shall be equipped
18 with automatic sprinklers by March 30, 2031; provided, however, that under said option the
19 owner of said building or structure shall be deemed to have waived his right to any such
20 extension of time.