

SENATE No.

The Commonwealth of Massachusetts

PRESENTED BY:

John J. Cronin

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:

John J. Cronin

DISTRICT/ADDRESS:

Worcester and Middlesex

SENATE 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.