

By Messrs. Ahearn of Norwood and Danovitch of Norwood, petition of David C. Ahearn and Alan Paul Danovitch for legislation relative to the requirement of local building inspection. Public Safety.

**The Commonwealth of Massachusetts**

In the Year One Thousand Nine Hundred and Sixty-Nine.

AN ACT RELATIVE TO THE REQUIREMENT OF LOCAL BUILDING INSPECTION.

*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 3 of chapter 143 of the General Laws is  
2 hereby amended by striking out the first paragraph, as  
3 amended by section 1 of chapter 499 of the acts of 1968, and  
4 inserting in place thereof the following:—

5 Every city, subject to the provisions of its charter and of  
6 any amendments thereto, and of any special law, relative to  
7 the enactment of ordinances, and every town, for the preven-  
8 tion of fire and the preservation of life, health and morals, by  
9 ordinances or by-laws consistent with law and applicable  
10 throughout the whole or any defined part of its territory, may  
11 regulate the inspection, materials, construction, alteration,  
12 repair, demolition, removal, height, area, location and use,  
13 and may require permits or licenses therefor, of buildings and  
14 other structures within its limits, except such as are owned or  
15 occupied by the United States, or owned or occupied by the  
16 commonwealth or by any county, and except bridges, quays  
17 and wharves, and may prescribe penalties not exceeding one  
18 hundred dollars for every violation of such ordinances or by-  
19 laws; provided, that in regulating the area of such buildings  
20 or structures no provision of any ordinance or by-law shall be  
21 valid which requires the floor area of the living space of a  
22 single-family residential building to be greater than seven  
23 hundred and sixty-eight square feet.

1 SECTION 2. The first paragraph of section 3B of said  
2 chapter 143 is hereby amended by striking out the first  
3 sentence, as amended by section 2 of said chapter 499 of the  
4 acts of 1968, and inserting in place thereof the following  
5 sentence:—The board of standards in the department shall  
6 make rules and regulations relating to the construction,  
7 reconstruction, alteration, repair, demolition, removal, use or  
8 occupancy, and to the standards of materials, including  
9 materials used for finish and trim, to be used in such  
10 construction, reconstruction, alteration, repair, demolition,  
11 removal, use or occupancy of any building, portion of a  
12 building or room which is a place of assembly or which is  
13 required to be provided with proper egresses or other means  
14 of escape; and such rules and regulations shall be in accor-  
15 dance with the generally accepted standards of engineering  
16 practice and not inconsistent with law.

1 SECTION 3. Said chapter 143 is hereby amended by striking  
2 out section 3H, as amended by section 3 of said chapter 499  
3 of the acts of 1968, and inserting in place thereof the  
4 following section:—

5 *Section 3H.* Sections three, three A, three B, three D and  
6 three G shall apply to all municipal buildings, except school-  
7 houses, which are used in whole or in part as places of  
8 assembly, as well as to all private buildings used for the same  
9 purposes.