

January 28, 2022

To: City Council President Shand

From: Deputy Chief Steve Bradbury  
Building Commissioner Greg Earls

Re: Short Term Rental Units and Automatic Fire Sprinkler Systems

After further consideration, and from discussions with State and other Local Building Commissioners, Deputy Bradbury and I have revised our position on Short Term Rental Units in regards to requiring automatic fire sprinklers systems.

If a single- or two-family dwelling is rented out, whether transient or not, the building remains a single- or two-family dwelling. Therefore, automatic fire sprinkler systems are not required. However, to differentiate these dwellings from a "lodging house", as defined by MA Building Code 780 CMR, either the entire dwelling is to be rented or guests in individual rooms must have access and use of the kitchen. Individual sleeping rooms or guest rooms may not have cooking facilities within the sleeping space. Limited-Share Rental Units, as defined in the proposed Ordinance, must allow guests use of the kitchen.

Any registration application would have the owner attest that guests will have full use of the kitchen.

This is to address automatic fire sprinkler systems in one- and two-family dwellings. Other requirements for life safety measures may be implemented.

cc. Mayor Sean Reardon  
Councillor James McCauley  
Any Port, Planning Director  
Jennifer Blanchet, Zoning Administrator and Enforcement Officer