



Michael Yanovitch
Deputy Building
Commissioner

TOWN of BROOKLINE

Massachusetts

BUILDING DEPARTMENT

RE: 134 Babcock Street 40B

January 17, 2018

Chairperson Geller and Members of the Board of Appeal:

Please accept this letter as the Building Department's response to a request for comments regarding the proposed project at 134 Babcock Street. We were specifically asked about the type of structure being constructed and fire safety during construction.

NFPA 1/527 CMR, MA Fire Prevention Regulations, along with 780 CMR, The MA State Building Code set forth the requirements for access to buildings and structure as well as the method and materials for construction. We review and approve plans based on the code as it is written. Some attention has been directed towards the recent fire in Waltham as well as a number of other fires in Massachusetts communities. The Waltham fire is like comparing apples to oranges due to the fact that this fire was a result of arson. Site access after-hours will be addressed during the application process. The other structure fires in the State, and beyond, were constructed using the podium framing method, or 5 over 1 (5 Stories of wood over 1 story of non-combustible construction). These fires have been investigated and the causes have been due to a number of issues, and including but not limited to, timing of putting fire sprinkler and fire alarm in service. Municipalities close to Boston, including here in Brookline, now require NFPA 241 plans or construction site safety plans. The 241 plan calls attention to the hazards that sometimes lead to construction site fires and requires the property owner to devise a plan to decrease or eliminate those hazards. These plans address many of the issues around construction site and fire safety during construction. The Brookline Building and Fire Department's participate in the Construction Fire Safety Partnership along with our counterparts in Cambridge, Boston, Waltham and other municipalities. For anyone concerned with building and fire codes as they are currently written into law; the State has an appeal process in place and State Boards that hear appeals based on existing codes and the issuance of permits.

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