



# Interfraternity Council

## MASSACHUSETTS INSTITUTE *of* TECHNOLOGY

### Minutes from IFC Town Hall Meeting

Friday, [5/16/14]

**Note: Individuals speaking below and their positions are noted at the end of this document.**

1. Hal Anil
  - a. Thank you for coming
  - b. We just wanted to touch base before the summer
  - c. Structure
    - i. 1<sup>st</sup> hour is admins and alums
    - ii. 2<sup>nd</sup> hour is students and alums only for questions
2. Henry Humphreys
  - a. Introduction
    - i. Senior Associate Dean of ResLife & Dining
    - ii. Where we stand
      1. The initial impressions of DSL was not highly political
        - a. This is clearly no longer the case
        - b. Three part newspaper expose on ISD
          - i. Housing for college students are “deplorable”
            1. Note: this does not include MIT housing
            2. MIT housing is much better than BU
        - c. Back Bay fire
          - i. Illicit repair on a fire escape that had not been inspected
        - d. Commissioner recently removed by the mayor
          - i. New appointee
            1. The mayor’s neighbor
        - e. Summarily, ISD and the mayor’s office is under a lot of political pressure
          - i. BU student recently killed in a fire in a house that had not been properly inspected
      - iii. Recent actions:
        1. ResLife hired the best code consultant in the state
          - a. Sought to establish an auxiliary use number
            - i. Assembly numbers are for nightclubs
          - b. Initially very confident
          - c. However, 2 weeks ago, our applications were denied
            - i. The City of Boston was summarily refused to attach any auxiliary or assembly numbers to residential properties
          - d. Interjection: Bob Ferrara: This is our third rejection
          - e. In summary, MIT is now going to be held responsible for the social conduct of its constituents
            - i. It is considered reasonable to have guests
            - ii. Exact number is not specified
              1. Details left up to the institute
          - f. Boston does not view houses as individual entity. Instead, it sees the institute
            - i. MIT, conversely, sees houses individually
      - iv. Moving Forward
        1. MIT will deliver a plan of action to the city

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- a. They will not seek approval
    - b. They will instead posit it as fact
  - b. I (Humphreys) assure you that this will be resolved by rush
  - c. Questions
    - i. Fraternity Member: What happens when BLB denies the new plan?
    - ii. Humphreys: They can't say that do us. They cannot deny us because we have the rights to reasonability. They can only tell us if we too many guests?
    - iii. FM: Who determines what is too many?
    - iv. H: We do. That will be an ongoing discussion with the rest of DSL and the student leadership. Fire code will be the absolute maximum. We are going to have a proactive conversation with BLB.
    - v. FM: BLB seems to have a vendetta against us. How will they react?
    - vi. H: They don't have a vendetta with us. They are separate from ISD.
    - vii. FM: As you work with ISD to craft this policy, what do you anticipate it being in broad strokes?
    - viii. H: I'm meeting with Hal and Yasmin in 2 weeks. The policy will encompass everything from party registration to execution. My main goal: how do we prevent the police from being called?
    - ix. FM: How confident are you in your ability to resolve this situation?
    - x. H: Extremely confident. This would only fail if the alumni fail to agree with something.
    - xi. Bob Ferrara: The "heydays of the wild west" are done. The city of Boston was emphatic that we cannot run nightclubs. We will have to tone it down.
    - xii. H: The city has equipped the neighbors with a tool to bring the hammer down.
    - xiii. FM: Will this new policy prevent ISD from pulling our dorm license.
    - xiv. H: we believe that this will obviate this problem. If we show that we are safe, they should leave us alone.
    - xv. Hal Anil: It is a safe thing to say that Boston no longer wants the liability. It is shifted entirely to the Institute.
    - xvi. H: This is correct.
    - xvii. FM: Will Boston recognize a non-MIT fraternity?
    - xviii. H: They won't.
    - xix. Steve Baker: About 15 years ago we all had lodging house licenses. The city switched this to dorm licenses.
    - xx. BF: We are the only Boston area fraternities.
    - xxi. HA: To confirm, we are the only system with a system anywhere close to this open.
    - xxii. H: Without MIT's name you could only have 4 men living in your house. Boston requires the names of every single person living in a location with a dorm license.
    - xxiii. Scott Klem: Cambridge sees houses the same way.
- 3. Steve Baker:
  - a. Intro
    - i. I'm chair of the AILG board
  - b. Roofdecks
    - i. After the very public incident last fall, the AILG and FSILG office jointly prohibited all roofdeck access
      - 1. Boston believed that no one had any licensed roofdecks
    - ii. Original plan was to allow the roofdeck issue to wait until the licensing issue was resolved
      - 1. This was fine during the winter
      - 2. The weather is warmer now

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- iii. We now have a plan to certify roofdecks
  - 1. Cambridge and Brookline
    - a. Submit an application to the AILG housing board
      - i. Square footage
      - ii. Egress
        - 1. What they consist of
      - iii. Assembly
    - b. AILG takes SF and divides by 4
    - c. Egress \* 10
    - d. Occupancy
    - e. The lowest of these numbers is your roofdeck occupancy
    - f. 3 houses are verified already
      - i. Highest is 13
    - g. 25 square feet per person was chosen specifically because it is not an assembly number
      - i. The heydays are over still
    - h. Most people will end up with an occupancy between 10 and 20
    - i. Interjection: Hal Anil: The IFC roofdeck provision is void as soon as the AILG gives you the OK
    - j. The application should take 5 minutes
    - k. Questions:
      - i. Fraternity Member: What's the rationale behind the 10 person per exit rule?
      - ii. Steve Baker: Residential code says 10 people to an exit. Basically, if an exit is blocked no more than 10 people die.
      - iii. FM: Do fire escapes count?
      - iv. Yes
  - 2. Boston
    - a. Boston imposed an ordinance that states you have to have a legally constructed, certified roofdeck.
    - b. If you live in Boston, you cannot apply to use your roofdeck until Boston has issued you a roofdeck certificate. Talk to your house corporation members about how to do this.
    - c. 2 groups have one thus far.
    - d. We have no choice but to obey this.
    - e. Questions:
      - i. FM: The approval is still up to the judgment of ISD?
      - ii. SB: Yes. However, they tend to rely on the design professional. They want to be out of the business of numbers. They want to shift the blame onto other people.
      - iii. FM: As long as an architect approves the deck, it is fairly likely that it will be approved?
      - iv. SB: Yes
      - v. FM: Any architect?
      - vi. SB: Any registered architect or licensed structural engineer.
      - vii. FM: When coming up with the numbers, were these Boston laws or Cambridge's?
      - viii. SB: Cambridge has taken the stance of not offering assembly. We aren't going to press this. We have chosen a number that



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is less than assembly.

- ix. FM: What is assembly density?
- x. SB: 15 sf per person
- xi. FM: Are we looking at similarly reduced numbers for in house?
- xii. SB: I don't want to speculate, but I think that we will be able to get numbers not too far off from your previous numbers.
- xiii. FM: Will the same numbering system apply to Boston?
- xiv. SB: Yes
  - 1. Interjection: Hal: I sent the process out to Presidents. Boston ordinances supersede our numbers.
- xv. Will the new guest numbers include all the spaces in the house?
- xvi. HA: We don't want to speculate yet. How many people can you manage? Safety First.
- xvii. Bob Ferrarra: This is the direction that we are moving.
- xviii. HA: The rules are in flux.
- xix. Sam Oppenheim: This system will be applied to houses in both Cambridge and Boston.

#### 4. Tom Stollman

- a. Introductions
  - i. Hired by the AILG as building safety facilitator
- b. This year, inspectors have introduced a wrinkle to these inspections
  - i. Inspectors are unwilling to sign any Certificates of Inspection (CI) for house with built in lofts
- c. You need a CI for your dorm license
- d. This applies to all lofts
- e. The inspector will only allow us temporary CIs.
- f. I am lobbying him to grant us this summer.
- g. For those of you with questions, you should contact me (bsf@mit.edu). I will come to your house and instruct you.
- h. Some houses are hiring professionals to apply for building permits for these lofts.
  - i. This requires structural engineers, architects, sprinkler designers.
- i. I can guarantee your CI if you get rid of these lofts. I can help you with the acquisition of bunk beds.
- j. Questions
  - i. FM: Are they considered lofts if they stand alone?
  - ii. Tom Stollman: If it's standalone, it does not count as a loft. It is a piece of furniture. It must be stable. It can't block egress. There is some level of reasonability. Absolutely no hanging from ceilings.
  - iii. FM: What exactly does it mean to be attached?
  - iv. TS: Don't worry about the floor
  - v. Interjection: Steve Baker: Be advised that everything is subject to interpretation. Everything can be sort of considered a structure. A free standing floor "temple" will likely be considered a structure.
  - vi. Hal Anil: This is most relevant for Boston. Don't worry if you're Cambridge.
  - vii. TS: Don't put anything in front of a sprinkler.
  - viii. SB: If it is more than 48 inches in any direction, it can be ruled as obstructing a sprinkler.
  - ix. Sam Oppenheim: It is still broken if it is "sprinklered" under.
  - x. HA: Everything must go.
  - xi. FM: Will inspectors have problems with previously inspected rooms?

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xii. TS: They might change their interpretation if they so choose.

5. General Questions

- a. FM: How does Colombo feel?
- b. Humphreys: He feels as I have communicated.
- c. Tom Stohlman: The building inspector advises that one apply for a big party permit. Granted, you may have to get a police detail. There will be steps.
- d. FM: Currently, there are 100s of lofts in houses. In 5 years, do you expect them to all be gone? Are you saying stop building structures in your rooms?
- e. H: There will always be lofts. It is industry standard. Every college in the US follows the same guidelines.
- f. TS: IF you want a loft, I suggest hiring a professional. The city will have a harder time saying now. Building permits
- g. Scott Klem: Actually, all institutions don't follow this. Most places follow California Code. Boston has more rigorous code.
- h. Hal Anil: The higher the fireproofing, the more expensive. The IRDF may help.
- i. TS: The code may change to requiring the BTU input to fall within a range.
- j. Patrick Hulin, former TEP President: We have hired all of the relevant professionals. We are filing memos. We are getting permits. This is 20 thousand dollar expense they may end up as a waste of time.

*Note:*

The individuals referred to in these minutes are as follows:

- Haldun Anil, IFC President
- Samuel Oppenheim, IFC Vice President
- Henry Humphreys, Sr. Associate Dean for Residential Life & Dining
- Steve Baker, Chair of the AILG Board
- Bob Ferrara, Interim Director of the FSILG Office
- Tom Stohlman, AILG Building Safety Facilitator
- Scott Klemm, Executive Director of the FSILG Cooperative Inc.