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**BOARD OF BUILDING REGULATIONS AND STANDARDS**  
**NOTICE OF VIRTUAL MEETING**

*Fire Prevention and Fire Protection Subcommittee*

In accordance with the provisions of G.L. c. 30A § 20, notice is hereby given that the Fire Prevention and Fire Protection Subcommittee of the Board of Building Regulations and Standards (BBRS) will convene a meeting in accordance with G.L. c143 § 97 on:

**Meeting called to order on Wednesday, September 24<sup>th</sup>, 2025, at 9:34 AM**  
**Meeting Minutes**

**Roll Call**

Luke McKneally, BBRS Member	<input checked="" type="checkbox"/> present <input type="checkbox"/> absent
Jake Nunnemacher, BBRS Member	<input checked="" type="checkbox"/> present <input type="checkbox"/> absent
Marc LaPointe, DOL Appointee	<input type="checkbox"/> present <input checked="" type="checkbox"/> absent
Tom Farland, Municipal Fire Official	<input checked="" type="checkbox"/> present <input type="checkbox"/> absent
Carissa Lisee, Municipal Building Official	<input checked="" type="checkbox"/> present <input type="checkbox"/> absent
Michael Yanovitch, Building Contractor	<input checked="" type="checkbox"/> present <input type="checkbox"/> absent
David LeBlanc, Fire Protection Engineer	<input checked="" type="checkbox"/> present <input type="checkbox"/> absent
Eric Svahn, Architect	<input checked="" type="checkbox"/> present <input type="checkbox"/> absent
Matthew Bourque, Developer	<input checked="" type="checkbox"/> present <input type="checkbox"/> absent

**1) Review/Vote Meeting minutes for August 7, 2025; August 27, 2025;**

Chair LeBlanc raised matter of reviewing August 7<sup>th</sup>, 2025, and August 27<sup>th</sup>, 2025 minutes.

Michael Yanovitch motioned to approve August 7<sup>th</sup>, 2025, meeting minutes, seconded by Luke McKneally. A roll call vote was held, none opposed, none abstained. Motion passed.

Carissa Lisee motioned to approve August 27<sup>th</sup>, 2025, meeting minutes, seconded by Michael Yanovitch. A roll call vote was held, none opposed, none abstained. Motion passed.

**2) Review Assigned code sections – Chapters 4, 7, 9, 33, A2L and code proposals from 10<sup>th</sup>**

**Code Change Proposal – Wayne Alarm Systems 2**

Chair LeBlanc introduced the proposal for review. The proponent, Bob Bourke, raised concerns about added costs tied to prescriptive construction document requirements.



Jake Nunnemacher noted that system design responsibility rests with an engineer for buildings over 35,000 cubic feet and highlighted the frequent interdependence between fire alarm systems and other safety systems (sprinklers, kitchen suppression, HVAC).

Michael Yanovitch noted MGL c. 112, s. 81R exempts certain construction control documents from requiring a Registered Design Professional (RDP) seal, but officials may still request engineer oversight. He referenced 780 CMR 107.6.1, allowing officials to require RDP review/approval of shop or record drawings. Chair LeBlanc acknowledged industry-wide challenges with enforcement.

Bob Bourke raised questions on the role of fire alarm contractors versus RDPs. Luke McKneally discussed possibility of limiting proposal to the IRC. Jake Nunnemacher noted changes to RDP definition in 8th edition.

Jake Nunnemacher motioned to deny adoption of Code Change Proposal Wayne Alarms 2, Carissa Lisee seconded. Luke McKneally discussed potential for proponent to resubmit with clarified language. Chair LeBlanc raised matter of bringing MGL c. 112, s. 81R issue to BBRS. Jake Nunnemacher noted the purpose for his motion was due to proposal being considered under different code location. Board Counsel Kilb clarified the procedures for roll call votes. A roll call vote was held, none opposed, none abstained. Motioned passed.

#### **Code Change Proposal – Wayne Alarm Systems 4**

Chair LeBlanc introduced the proposal for review. Bob Bourke discussed Tier 2 document requirements. Jake Nunnemacher motioned to deny adoption of Code Change Proposal Wayne Alarm Systems 4, Luke McKneally seconded. A roll call vote was held, none opposed, none abstained. Motioned passed.

#### **Code Change Proposals – Wayne Alarm Systems 5**

Chair LeBlanc introduced proposal for review. Bourke raised training concerns; LeBlanc suggested referring the training issue to BBRS. Carissa Lisee raised turnover issues related to code interpretations. Nunnemacher supported the proposal but stated it belonged under R314.7, not 314.6. Luke McKneally motioned to reject proposal with a note that it be resubmitted under the recommended section. Carissa Lisee seconded. Jake Nunnemacher noted that the subcommittee could amend the proposal rather than send it back to proponent. Luke McKneally retracted his motion, Carissa Lisee retracted her second.

Nunnemacher motioned to accept in principle with relocation under R314.7.5, titled *Wireless Household Fire Warning Systems*. Amended language “Wireless systems shall be allowed and shall be installed in accordance with NFPA 72.” McKneally seconded. Board Counsel Kilb asked for clarification as to whether this would be an amendment to IRC 2021 or 2024. Nunnemacher noted that he was referencing 2021. Chair LeBlanc clarified whether amendment was being considered for the 10<sup>th</sup> or 11<sup>th</sup> editions of 780 CMR. Nunnemacher clarified it was for the 11<sup>th</sup> edition, thus it would be IRC 2024, and amended code reference to R310.7.5. A roll call vote was held, none opposed, none abstained. Motion passed.

#### **Code Change Proposals – Wayne Alarm Systems 6**

Chair LeBlanc introduced proposal for review and noted similarity with previous matter. Bob Bourke noted change in terms from 2019 NFPA and 2022 NFPA to Household Signaling Systems. Jake Nunnemacher motioned to accept proposal in principle but to change code section from R311.7.5 titled *Wireless Carbon Monoxide Detection Systems*. Amended language “Wireless systems shall be allowed and shall be installed in accordance with NFPA 72. Thomas Farland Seconded. A roll call vote was held, none opposed, none abstained. Motion passed.

### **Code Change Proposals – Chapter 9 Jake Nunnemacher**

Chair LeBlanc introduced proposal for review. Jake Nunnemacher spoke about the proposal's history, noting overlapping code references between NFPA 72 and NFPA 720. Chair LeBlanc provided history of NFPA 72 and noted NFPA 720 was formerly the carbon monoxide detection system standard which was discontinued in 2015. Luke McKneally noted that IRC and IBC 2024 have removed references to NFPA 720 and that the proposal would only be relevant to the 10<sup>th</sup> edition of 780 CMR.

Board Counsel Kilb advised the subcommittee that per the BBRS, a review of the urgency of the matter is needed if already being addressed in 11<sup>th</sup> edition base code. Luke McKneally recommended subcommittee issue an interpretation to clarify recommended path. Jake Nunnemacher noted that a formal interpretation would not address code inconsistency, raised issue of design and enforcement, and stressed importance of clarification where conflict exists. Board Counsel Kilb noted that ICC did not issue an erratum to 2021 edition but chose to update 2024 edition instead, and also raised question as to difference in enforcement should this amendment be treated as urgent.

Nunnemacher motioned to adopt these amendments for the 10<sup>th</sup> edition of 780 CMR, Michael Yanovitch seconded. Subcommittee discussed proposal and whether it was urgent and should be considered for 10<sup>th</sup> edition or could be tabled until adoption of 2024 ICC in 11<sup>th</sup> edition. A roll call vote was held.

Yes – Jake Nunnemacher, Thomas Farland, Michael Yanovitch, Eric Svahn

No – Luke McKneally, Carissa Lisee, Matthew Bourque, David LeBlanc

Abstained - None

Motion did not pass with majority.

Luke McKneally motioned to request that BBRS and its staff put forward an interpretation to clarify that the 2019 edition of NFPA 72 is equivalent to NFPA 720 as the appropriate standard with regard to CO systems. Michael Yanovitch seconded. The subcommittee discussed the motion. A roll call vote was held,

Yes – Luke McKneally, Carissa Lisee, Michael Yanovitch, Eric Svahn, Matthew Bourque, David

LeBlanc No – Jake Nunnemacher, Thomas Farland

Abstained - None

Motion passed with majority.

### **Code Change Proposals – Chapter 51 Jake Nunnemacher**

Chair LeBlanc raised matter of additional proposal related to the previous discussion. Luke McKneally motioned to deny proposal. Carissa Lisee seconded. A roll call vote was held.

Yes – Luke McKneally, Carissa Lisee, Michael Yanovitch, Eric Svahn, Matthew Bourque David

LeBlanc No – Jake Nunnemacher, Thomas Farland

### **Code Change Proposals – Code Red 1**

Chair LeBlanc introduced proposal and explained background relative to licensure, patient suites, and NFPA 101. E.D. Gropman clarified grouping of code change proposals related to 780 CMR 10<sup>th</sup> edition and 11<sup>th</sup> editions based on urgency. Chair LeBlanc spoke to proposal as related to construction cost and egress requirements. Subcommittee discussed tabling to give proponent opportunity to present item. Jake Nunnemacher motioned to table until the next meeting, Luke McKneally seconded. A roll call vote was held. None opposed, none abstained. Motion passed unanimously.

## **Code Change Proposals – Carsten Jonas 1 & 2**

Chair LeBlanc introduced proposals for discussion. Proponent Carsten Jonas 1 stated that he would like to withdraw proposals. Subcommittee discussed a newer version that had been submitted to BBRS for review. E.D. Gropman clarified the newer version and BBRS bi-annual proposal review in November 2025. Carsten Jonas clarified that updated language more closely aligns with ICC and noted the withdrawal of second proposal as well. Luke McKneally noted that the code change tracker does not currently have a category to reflect withdrawn proposals.

No formal action taken

## **Code Review Discussion**

Chair LeBlanc raised discussion related to subcommittee's review of 780 CMR & 2024 IBC Chapter 33: Safeguards During Construction. Chair LeBlanc also raised matter of code change process where related to other standards, such as 527 CMR. Chair LeBlanc raised matter of A2L refrigerant discussion. Michael Yanovitch raised question clarifying A2L topic scope. Luke McKneally provided overview of BBRS A2L language, covered under proposal A2L -ATS New England, as relative to 2022 ASHRAE 15, as well as Daikin Comfort Technologies proposals. Chair LeBlanc noted A2L review may not be as urgent given status of code changes already with BBRS, and raised matter of discussing AIA Massachusetts proposal for next meeting.

### **3) Discuss other matters not reasonably anticipated 48 hours in advance of meeting**

Chair LeBlanc asked subcommittee if there were any other matters to discuss. No topic was raised. Jake Nunnemacher motioned to adjourn meeting, Luke McKneally seconded. A roll call vote was held, none opposed, none abstained. Motioned passed.

Meeting adjourned at 12:31 PM.

### **Items relied upon**

Agenda

Meeting Minutes

Code Change Proposals