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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) convened a meeting in accordance with G.L. c143 § 97 on:

Meeting called to order on Friday, January 16, 2026 at 9:33 AM
Meeting Minutes

Roll Call

David LeBlanc, Chair, Fire Protection Engineer

present absent

Luke McKneally, BBRS Member

present absent

Jake Nunnemacher, BBRS Member

present absent

Carissa Lisee, DOL Appointee

present absent

Tom Farland, Municipal Fire Official

present absent

post roll call

Steven Nocco, Municipal Building Official

present absent

Michael Yanovitch, Building Contractor

present absent

Eric Svahn, Architect

present absent

post roll call

Matthew Bourque, Developer

present absent

1. Review/Discuss/Vote FPPF meeting minutes from December 10, 2025

Jake Nunnemacher motioned to approve BBRS meeting minutes from December 10, 2025 , seconded by Carissa Lisee. Discussion ensued about the extreme details of the minutes and recommendations to staff to summarize more suitably.

A roll call vote was held, none opposed, none abstained. Motion passed unanimously.

2. Review/Discuss/Vote FPPF Code Change Proposals

Chapter 1, Section 107.2 code proposal form and front-end amendment reviewed.

Chair LeBlanc recommended an addition to estimated impact is better direction to users of the code along with improved life safety. The subcommittee reviewed the added verbiage of 107.2.10 Safeguarding Construction Fire Safety Plan/Program. It was noted although this was taken out of 527 CMR 1.00, it is to pull the building official into the loop.



There was also discussion about submission process to the BBRs and how often that should be done. Discussion ensued about the code form and its space limitations as the text gets cut off. Noted to take everything from existing language onward and include that on additional page which would be on an additional pdf.

Luke McKneally motioned to approved Chapter One, Section 107.2 code change proposal form including the front-end amendment with altered bottom portion language to say see attached along with additional page attached with verbiage, seconded by Michael Yanovitch. There was discussion of what should be included about what should be on actual code proposal form and then attached doc.

A roll call vote was held, none opposed, none abstained. Motion passed unanimously.

Discussion then transitioned to Chapter 33. Reviewed was the one-page code change proposal covering all of chapter 33, the front-end amendment of chapter 33 and the blended code word file screenshared by Chair LeBlanc. He noted in the blended code file the blue text is 2021-2024 and red text is the subcommittee's specific changes. A lengthy discussion of what will be provided to the BBRs ensued which included copyright concerns and the charge of the subcommittee. Board Counsel Kilb Charge stated that if the subcommittee wanted to provide the blended doc as extra that is fine, but the subcommittee is charged to provide the front-end amendment version. He went on to state this was one of the problems with the 9th edition where we had subcommittees that only created these embedded versions and then we constantly had issues when we were translating it back to the legally required front end version. The subcommittee must provide the front-end version as the official work product and the blended as supplemental. Chair LeBlanc commented that there is no better way to generate the front-end amendments than to first do the blended code which allows you to grasp the context. He felt it was not extra work yet the work that is required. Other members agreed that for working sessions, it is a very important tool. There was further discussion that model code is preferable. Board Counsel Kilb emphasized the blended code is not the work product and if the subcommittee is using as a drafting/ working document, that is fine, yet it has no official status. He stated we cannot publish it legally as we do not have the copyrights for it. What is sent to the BBRs and the Secretary of the Commonwealth is the front-end amendments. Further discussion about what is to be provided to the BBRs - Code change proposal form, tracker, front end amendments. Comments will have to be into code proposal form and tracker if formalized and published. Chair LeBlanc noted for the Chapter 33 code proposal the subcommittee did have one minor item with cost associated - stand pipe signage for some of the critical information in a particular section. He screenshared the front-end amendments for Chapter 33. It was noted to remove the related note under 3301.6 from front end amendments and place in blended documents as well as move the section headings. Chair LeBlanc then screenshared the blended document to discuss the color commentary. The subcommittee discussed the formatting and removing these to clean up the document to be less busy. When the subcommittee discussed section 3313 Water Supply for Fire Protection specifically 3313.1.1, there were questions about the wording and if the building official would enforce the fire safety plan and this may cause confusion to building officials. Although this is tenth edition language, it is confusing. There was further discussion that in the 780 CMR the building official will enforce. Explanation was given to why this was originally here including collaboration with fire officials with further discussion. The language was tweaked to what was previously approved.

Jake Nunnemacher motioned to approve the language to 780 CMR 11th edition 3313.1.1 to the language shown on the screen, as presented, seconded by Luke McKneally. The language shown reads 3313.1.1 Where the fire safety plan indicates a water supply or fire flow exceeding the minimum provisions of this code, the water supply in the fire safety plan shall be utilized.

A roll call vote was held, none opposed, none abstained. Motion passed unanimously.

No further discussion to complete the blended code of Chapter 33.

Luke McKneally motioned to approve the Chapter 33 blended code with color commentary for submission to BBRs as supplemental information, seconded by Jake Nunnemacher. Jake Nunnemacher suggested to note what the colors mean and get rid of formatting post the meeting. No further discussion.

A roll call vote was held, none opposed, none abstained. Motion passed unanimously.

Chair LeBlanc queued up the Chapter 33 code proposal and front-end amendments.

Jake Nunnemacher motioned to approve the Chapter 33 Safeguards During Construction Front end amendments shown on screen with tweaked 3313.1.1 language, seconded by Luke McKneally. Code proposal form will be cleaned up with see attached noting second page document and additional costs, accompanied by front end amendments and blended code as supplemental information. Luke McKneally shared screen allowing attendees to see updated changes.

A roll call vote was held, none opposed, none abstained. Motion passed unanimously.

3. Review/Discuss Code change tracker form

Chair LeBlanc introduced topic of the code tracker and asked Luke McKneally, Secretary, to walk the subcommittee through the spreadsheet.

Luke McKneally explained the purpose of the spreadsheet as a tool of the BBRs to track code changes and gave a review of the columns and information currently listed.

Chair LeBlanc gave a homework assignment to the subcommittee to review the tracker and provide feedback/edits at next meeting.

Executive Director Gropman stated she would send to Luke the additional FFPF code proposals voted on by the BBRs at the last meeting so that he could add to the tracker.

Discussion about votes being included on tracker yet noting these are not approved minutes and more general info. Luke McKneally will provide updated tracker to Executive Director Gropman.

4. Review/Discuss Assigned Code Sections – Chapters 4, 7, 9, 33, A2L and code proposals from the 10th

Chair LeBlanc stated the focus of the January 28th meeting will be Chapter 7 and Chapter 4. He asked the subcommittee to review the Chapter 7 Word document in preparation for discussion at the next meeting. For Chapter 4, there is one code proposal submitted regarding high rise definition modification. A homework assignment was given by Chair LeBlanc which included the code change proposal and beginning of Chapter 4 through 427.

5. Discuss Other matters not reasonably anticipated 48 hours in advance of meeting

Jake Nunnemacher asked about a code change proposal being pushed by the MBTA that was supposedly sent to BBRs and FFPF, yet he had not seen it. Executive Director Gropman answered that an interpretation request came through with potential to be discussed at the next BBRs meeting.

Jake Nunnemacher motioned to adjourn meeting, seconded by Luke McKneally.

A roll call vote was held, none opposed, none abstained. Motion passed unanimously.

Meeting adjourned at 12:13 PM.

Items relied upon

- Agenda
- Meeting Minutes
- Code Change Proposals