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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 Wednesday, February 11, 2026, at 9:34 AM
Meeting Minutes

Roll Call

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

- Review/Discuss/Vote FFPF meeting minutes from January 16, 2026
Jake Nunnemacher motioned to approve FFPF meeting minutes from January 16, 2026, seconded by Carissa Lisee. No discussion.
A roll call vote was held, none opposed, none abstained. Motion passed unanimously.
- Review/Discuss Code change tracker form
Code change tracker form introduced by Chair LeBlanc. No discussion followed.
- Review/Discuss/Vote High rise code proposal
Chair LeBlanc introduced this topic. The differences between the 10th edition high rise definition versus the IBC approach were discussed at length. Chair LeBlanc spoke to the delta comparison which included 70 feet vs 75 feet, height above grade plain, occupiable roof verbiage, other triggers such as 120 feet and 420 feet, and vehicular access. The subcommittee weighed in with comments and questions. Further



discussion on monitoring and alarms, resources and funding, life safety impacts, sprinklers and emergency generators. It was generally agreed that high rise buildings require additional life safety systems, thus the debate was whether or not the cutoff number should be changed or not and whether such a change would really affect many buildings. Further concern was made whether or not a new change would affect existing buildings.

Jake Nunnemacher motioned to deny the proposed code change request to go to the language in the 2024 IBC for the definition of high rise, seconded by Tom Farland.

A roll call vote was held:

Yes – Luke McKneally, Jake Nunnemacher, Carissa Lisee, Ton Farland, Steven Nocco, Eric Svahn, Matthew Bourque

No – David LeBlanc

Abstention - none

Motion passed 7-1 by majority vote.

Jake Nunnemacher motioned to retain the definition in Chapter 2 for high-rise building as in the 10th edition to bring forward to the 11th edition.

A roll call vote was held:

Yes – Luke McKneally, Jake Nunnemacher, Carissa Lisee, Ton Farland, Steven Nocco, Eric Svahn, Matthew Bourque

No – David LeBlanc

Abstention - none

Motion passed 7-1 by majority vote.

4. Review/Discuss Assigned code change sections – Chapters 4, 7, 9

Chair LeBlanc introduced Chapter 4 and shared his screen to review with the subcommittee. The subcommittee began with 406.5.2.2 Covering of exterior wall of open parking garages. The proposed language was reviewed and discussed with comments noting it is for new builds, and this would impact zoning as well. Jake Nunnemacher noted the subcommittee should send this to the Chapter 34 subcommittee (Existing Buildings) to include in their requirements to meet the original requirements for natural ventilation ensuring calculations are done.

Jake Nunnemacher motioned to approve the verbiage as noted on the screen which added “shall be recalculated to confirm compliance with 406.5.2 and submitted to the building official”, seconded by Eric Svahn. No further discussion.

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

406.6.4 Mechanical access enclosed parking garages was the next section discussed. A brief explanation was given as to what this is, basically allowing a parking garage to use a mechanical stacker system for cars. Verbiage added to paragraph “and buildings containing automated type-parking, or portions thereof, “.

406.6.4.4 Fire department access doors was the next section discussed. Discussion ensued about types of systems in garages and complications that arise today fighting fires on hydrogen cars, propane run vehicles and EV batteries. Added verbiage was shown on screen.

Jake Nunnemacher motioned to approve the verbiage as shown on the screen for 406.6.4, seconded by Eric Svahn. No further discussion.

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

406.7 Motor fuel-dispensing facilities was next reviewed. Discussion followed about the proposed added verbiage pointing to 527 CMR 1.00 and that it should just be a signpost. It was again discussed that this impacts a lot of sections of the code and the topic of

signposts and the verbiage of how to present is discussed at every meeting. Senior Board Counsel noted to the subcommittee to not worry about wordsmithing as he is developing uniform language for use, instead he asked the subcommittee to use its expertise to explain what their intent is, whether it is to ensure some level of enforcement by a building official or merely letting a designer know that a specialized code should be consulted on a given topic. He did state for purpose of pure signposting, he is endorsing verbiage on the screen stating “note see also 527 CMR 1.00: Chapter 42”.

Luke McKneally motioned to adopt 406.7 verbiage written, seconded by Steven Nocco. No further discussion.

A roll call vote was held:

Yes – David LeBlanc, Luke McKneally, Carissa Lisee, Tom Farland, Steven Nocco, Eric Svahn, Matthew Bourque

No – Jake Nunnemacher

Abstention - none

Motion passed with 8-1 majority vote. Reason for opposition by Jake Nunnemacher was over minor details of parentheses vs brackets. Discussion ensued about making the changes to the recommended verbiage.

Luke McKneally made motion to approve as shown on screen [note: see 527 CMR 1.00: Chapter 42] newly revised, seconded by Steven Nocco. No further discussion.

A roll call vote was held, none opposed, none abstained. Motion passed unanimously. Chair LeBlanc noted the subcommittee will try and use this configuration for other references as a flag post going forward.

406.8 Repair garages was next discussed. There was discussion about the verbiage on the screen referencing the entire International Fire Code, Senior Board Counsel Kilb highlighted that since only select portions of the IFC are generally adopted, he recommended using a pinpoint citation instead of generic language. Discussion about the letter in front of section is to note what code it is pulling from and members proposed a pinpoint citation.

Jake Nunnemacher motioned to approve the verbiage drafted with a pinpoint citation for 406.8, seconded by Eric Svahn. No further discussion.

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

Section 407 Group I-2 next discussed. It was noted this is something the subcommittee would want the building official to enforce. Edits made to note this as 407.1.1.

Jake Nunnemacher motioned to approve the verbiage as shown on the screen for 407.1.1, seconded by Matthew Bourque. No further discussion.

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

Section 407.4 Means of Egress next discussed. The discussion was that it is less of a signpost and more of an actual requirement and from the fire code. Senior Board Counsel recommended the subcommittee look at this from a building official perspective and clarify what they would want that official to do. Jake Nunnemacher requested he would take this section as homework and bring it back to the subcommittee. It was noted this is a shared task and there is a back and forth here between building officials and fire officials. No formal action taken.

Chair LeBlanc asked subcommittee to come prepared to discuss all of Chapter 4 at next meeting. He reminded members that as part of the 10th edition there are 3 sections added at the end. These are section 430: motion picture and television production facilities, section 431: summer camps for children, and section 433: indoor agriculture for cannabis.

5. Discuss Other matters not reasonably anticipated 48 hours in advance of meeting - none

Jake Nunnemacher motioned to adjourn meeting, seconded by Tom Farland.
A roll call vote was held, none opposed, none abstained. Motion passed unanimously.
Meeting adjourned at 12:30 PM.

Items relied upon

- Agenda
- Meeting Minutes
- Assigned code sections as listed on agenda