



**MAURA HEALEY**  
GOVERNOR

**KIM DRISCOLL**  
LIEUTENANT GOVERNOR

**ERIC PALEY**  
SECRETARY, EXECUTIVE OFFICE  
OF ECONOMIC DEVELOPMENT

**Commonwealth of Massachusetts**  
**Division of Occupational Licensure**

One Federal Street, Suite 600  
Boston, Massachusetts 02110-2012

**LAYLA R. D'EMILIA**  
UNDERSECRETARY, CONSUMER  
AFFAIRS AND BUSINESS  
REGULATION

**SARAH R. WILKINSON**  
COMMISSIONER, DIVISION OF  
OCCUPATIONAL LICENSURE

**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 25, 2026, at 9:33 AM**  
**Meeting Minutes**

Roll Call

David LeBlanc, Chair, Fire Protection Engineer

present  absent

Matthew Bourque, Developer

present  absent

Tom Farland, Municipal Fire Official

present  absent

Carissa Lisee, DOL Appointee

present  absent

Luke McKneally, BBRS Member

present  absent

Steven Nocco, Municipal Building Official

present  absent

Jake Nunnemacher, BBRS Member

present  absent

Eric Svahn, Architect

present  absent

Post roll call

Michael Yanovitch, Building Contractor

present  absent

1. Review/Discuss/Vote FPPF meeting minutes from January 28, 2026  
Meeting minutes were not reviewed.
2. Review/Discuss Code change tracker form  
Luke McKneally stated he is in the process of updating the tracker with notes on IBC 4 and he will continue to update.
3. Review/Discuss Assigned code sections – Chapter 4
  - a. Chapter 4 IBC 2024  
Chair LeBlanc introduced Chapter 4 and shared his screen showing code sections, starting with Means of Egress 407.4 Discussion about how to address references to the IFC when the matter is governed by 527 CMR 1.00 and the correct verbiage that should be used. Senior Board Counsel Kilb shared his on-going work on how to help the subcommittees uniformly address these code matters. He indicated that he has



identified three options to utilize when a subcommittee feels it must reference a specialized code in the body of the building code instead of relying on Chapter 1. He emphasized as the authority enforcing the building code, the code should focus on things a building official must follow. The first option he identified is traditional signposting, when the specialized code reference is only a note for users and is not enforced by the building official in any way. The second option is when the building official must ensure a specific matter regarding a specialized code is directed to an authority enforcing that code. The final option he presented is when a building official needs a formal signoff on a specific matter from another authority before proceeding. Counsel indicated that the BBRS may wish to change specific verbiage, but at least can ensure it is understood why a subcommittee is referencing a specialized code. In this instance, the committee discussed that the building official is looking for signoff from the Fire Official. Verbiage added after emergency response to ensure it has been approved by the fire official (See 527 CMR 1.00: Chapter 10.)

Luke McKneally motioned to approve the proposed verbiage request for 407.4, seconded by Michael Yanovitch. No further discussion. A roll call vote was held, none opposed, none abstained. Motion passed unanimously.

408.11 Automatic sprinkler system was next reviewed. Some minor discussion was held.

Jake Nunnemacher motioned to make the change to 780 CMR 903.2 for section 408.11 Automatic sprinkler system, seconded by Matthew Bourque. Removed the point 6 from Section 903.2.6. No further discussion.

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

410.2.6 Scenery was next reviewed. It was mentioned that combustible decorations and scenery have been in the fire code for a very long time. Discussion about what the building official should do regarding scenery and if this section needs to even be here. As most of this section is not under the building official but fire official. It was noted sets and scenery are exempt from permits and are generally utilized in existing buildings and not part of new construction. Further comments that this is helpful for designers and discussion to keep but to utilize a signpost.

Jake Nunnemacher motioned to approve the proposed verbiage request for 410.2.6 as shown on screen in which the section was crossed out and see 527 CMR 1.00; Chapters 20, 12, and 32 was added; the motion was seconded by Luke McKneally. No further discussion.

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

Discussion about 410.5 Means of egress. It was noted in the meeting to capture that this section would be left unamended.

412.5.1 Occupancy Classification was next reviewed with discussion of what is expected of building officials.

Jake Nunnemacher motioned to approve the proposed verbiage request for 412.5.1 as shown on screen in which verbiage after code removed and for such occupancy [Note see 527 CMR 1.00: Chapter 43] added; the motion was seconded by Matthew Bourque. No further discussion.

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

412.1 General within Aircraft-Related Occupancies was next reviewed. There were comments to keep verbiage general.

Luke McKneally motioned to amend 412.1 as shown on screen to remove International Fire Code language after 412.7 and [Note see 527 CMR 1.00] added; the motion was seconded by Jake Nunnemacher. No further discussion

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

412.5.8 Electrical was next reviewed. Discussion ensued about how the verbiage in this section should be handled. Senior Board Counsel recommended to strike the whole thing or note signpost used previously. Further discussion it should be removed entirely as it is in the electrical code.

Michael Yanovitch motioned to approve 412.5.8 as shown on screen in which the section was removed with [Note see 527 CMR 12.00] added; the motion was seconded by Matthew Bourque. No further discussion.

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

Section 413 Combustible Storage was next reviewed. Discussion about bulk merchandising facilities in MA in more recent years and how these are different than a warehouse. It is more a mercantile with heavy storage. 10<sup>th</sup> edition 780 CMR verbiage was shown on screen. 413.1 notes International Fire Code and it was noted the subcommittee is intentionally leaving IFC reference as 527 CMR does not contain high-piled stock or rack storage. Chapter 32 and its references were cited. Senior Board Counsel noted to have Chapter 32 of the IFC on the agenda for FFPF subcommittee review.

413.2 was next discussed and how it could be kept unamended. Jake Nunnemacher motioned to approve unamended verbiage for 413.2 as shown on screen, seconded by Michael Yanovitch. No further discussion.

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

413.3 Bulk Merchandising next discussed. Noted that number 7 under 413.5 is an intentional reference to IFC Chapter 32 since 527 CMR does not address. Discussion on 413.6 Fire safety evacuation plan, the current verbiage as it is a requirement of the fire code and how would we want to handle. Comments about when it should be submitted and what review and approval is needed. Proposal to streamline the verbiage to three elements consisting of plan being provided, certificate of occupancy not being issued until the fire safety and evacuation plan has been reviewed and approved by head of fire, and any changes to the evacuation plan shall not be effected until a revised plan has been submitted and approved by fire.

Jake Nunnemacher motioned to approve 413.3 through 413.6 as outlined, seconded by Michael Yanovitch. No further discussion.

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

#### 4. Discuss Homework assignments

Chair LeBlanc asked subcommittee to come prepared to discuss all of Chapter 4 at next meeting. He reminded members that as part of the 10<sup>th</sup> 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. No formal action taken.

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

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 12:23 PM.

Items relied upon

- Agenda
- Meeting Minutes
- Code Change Proposals