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**BOARD OF BUILDING REGULATIONS AND
STANDARDS**

NOTICE OF MEETING

In accordance with the provisions of G.L. c. 30A § 20, notice is hereby given that
the Board of Building Regulations and Standards (BBRS) **11th Edition Fire
Prevention and Fire Protection Subcommittee** will convene a regular meeting

on:

March 25, 2026

Meeting called to order on Wednesday, March 25, 2026, at 9:34 AM

Meeting Minutes

Open Meeting Call to Order

Dave LeBlanc, Fire Protection Engineer

Matthew Bourque, Developer

Tom Farland, Municipal Fire Official

Carissa Lisee, DOL Appointee

Luke McKneally, BBRS Member

Steven Nocco, Municipal Building Official

Jake Nunnemacher, BBRS Member

Eric Svahn, Architect

Michael Yanovitch, Building Contractor

☒ present ☐ absent

☐ present ☒ absent

☒ present ☐ absent

☒ present ☐ absent

☒ present ☐ absent

☒ present ☐ absent

☒ present ☐ absent

☐ present ☒ absent

☐ present ☒ absent

1) Review/Discuss/Vote Meeting minutes from February 11, 2026, and February 25, 2026

Tom Farland motioned to approve the FPPF meeting minutes for February 11, 2026, seconded by Carissa Lisee. A roll call vote was held, none opposed, none abstained. Motion passed unanimously.

Carissa Lisee motioned to approve the FPPF meeting minutes for February 25, 2026, seconded by Luke McKneally. A roll call vote was held, none opposed, one abstention – Tom Farland. Motion passed by majority vote.

2) Review/Discuss Code change tracker form

Chair LeBlanc introduced topic of the code tracker form and called upon Luke McKneally to share any updates. Luke McKneally stated the notes for Chapter 4 have been updated.

3) Review/Discuss/Vote Assigned code sections – Chapter 4 IBC

Chair LeBlanc introduced Chapter 4 Section 416 Spray Application of Flammable Finishes. Chair LeBlanc recommended a signpost to point to 527 rather than the IFC.

Jake Nunnemacher motioned to approve the proposed verbiage in section 416, seconded by Luke McKneally. No discussion. A roll call vote was held, none opposed, none abstained. Motion passed unanimously.



Chair LeBlanc introduced Section 419 Artificial Decorative Vegetation. Chair LeBlanc recommended removing the IFC reference and the exception of artificial decorative vegetation located more than 30 feet from the exterior wall of a building. Discussion about what specifically the building official should be enforcing and the fire official approving.

Jake Nunnemacher motioned to approve the proposed verbiage in section 419, seconded by Steve Nocco.

There was further discussion about Chapter 1212.6 in the fire code which deals with mattresses, furnishings, combustible vegetation, etc. and there is no reference of six feet. . A roll call vote was held, none opposed, none abstained. Motion passed unanimously.

Chair LeBlanc introduced Section 420 Groups I-1, R-1, R-2, R-3, and R-4 stating there are references to Chapter nine which has not been completed. Discussion about editorial change for the word dormitories. Attorney Kilb noted when the final code is adopted, it will include published errata, thus if ICC will correct the error, the subcommittee need not spend time fixing minor things of this nature. Subcommittee proceeded without making the spelling change.

Chair LeBlanc introduced Section 421 Hydrogen Fuel Gas Rooms. Discussion ensued about verbiage in 421.1 General section and what requirements of a hydrogen fuel gas room need to be met. Noted was the main issue being the triggering event starts in the fire code then crosses a threshold where building code requirements begin. Attorney Kilb stated his concerns that the code needs to focus on what the Building Official will be enforcing. There was further discussion on other areas of code and that it is not just the fire code but NFPA 2 as well and other references. Noted that this is the same problem as with Section 415. Jake Nunnemacher suggested he review this section and edit for homework. He will bring his findings back to the subcommittee to review in a future meeting.

Chair LeBlanc reviewed 422, 423, 424, and 425 noting no proposed changes needed for review.

Chair LeBlanc then introduced 426.1. Discussion ensued on what the building official should be enforcing, the NFPA codes noted, the production of combustible dust and it being dependent on occupancy, and as mentioned before the many tentacles of the code.

Luke McKneally motioned to approve the proposed verbiage, seconded by Steve Nocco. No further discussion.

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

Chair LeBlanc introduced 426.1.4 Explosion control stating a recommendation to strike the whole section and add a signpost.

Jake Nunnemacher motioned to approve the proposed verbiage, seconded by Carissa Lisee. No further discussion.

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

Chair LeBlanc introduced Section 427 Medical Gas Systems 427.1 General discussed. Chair LeBlanc recommended removing the IFC reference and adding a signpost. No discussion.

Jake Nunnemacher motioned to approve the proposed verbiage, seconded by Carissa Lisee.

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

Chair LeBlanc introduced 427.2.3 Gas cabinets. Chair LeBlanc recommended removing the IFC reference and adding approval verbiage and a signpost note. Minor suggestion to improve grammar.

Jake Nunnemacher motioned to approve the proposed verbiage, seconded by Carissa Lisee.

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

Chair LeBlanc introduced Section 428 Higher Education Laboratory Suites. Chair LeBlanc explained how the fire code and 10th edition of the building code extends beyond just higher ed laboratories and including research laboratories and the like and wanting to keep this for the 11th.

Jake Nunnemacher motioned to approve the proposed verbiage for all 428.1, seconded by Carissa Lisee.

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

Chair LeBlanc introduced 428.2 Application. Chair LeBlanc proposed removing the specific reference to the fire code yet following NFPA 45 approach.

Jake Nunnemacher motioned to approve the proposed verbiage, seconded by Steve Nocco.

Minor discussion regarding grammatical concerns and confusing context. Revisions made.

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

Chair LeBlanc introduced 428.3 Laboratory suite construction. Chair LeBlanc explained recommended edits including strikeouts to IFC and pointing to NFPA 45 with clarification to references along with additions from NFPA 45. Jake Nunnemacher offered background of the origin of 428.

Jake Nunnemacher motioned to approve the proposed verbiage for 428.3 including remainder of 428, seconded by Steve Nocco.

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

Chair LeBlanc introduced MA unique exceptions. Section 429: Reserved was discussed.

Jake Nunnemacher motioned to remove 429, seconded by Tom Farland. Discussion followed as to why the reserved section is here. Various subcommittee members stated their opinion that this reserved reference was needed for section numbering.

A roll call vote was held.

Yes = Jake Nunnemacher, Tom Farland, Carissa Lisee

No = Luke McKneally, Steve Nocco, Dave LeBlanc

Abstain = none

Motion failed.

Chair LeBlanc introduced Section 430: Motion Pictures. Jake Nunnemacher offered explanation for these requirements.

Tom Farland motioned to approved proposed verbiage carrying forward the amendments, seconded by Jake Nunnemacher.

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

Chair LeBlanc introduced Section 431: Summer camps for children.

Jake Nunnemacher motioned to approve proposed verbiage carrying forward the amendments, seconded by Tom Farland. Minimal discussion followed.

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

Chair LeBlanc introduced Section 432: Nightclubs. Chair LeBlanc provided background to these amendments. Jake Nunnemacher offered further explanation regarding the definition of a nightclub as per statute.

Jake Nunnemacher motioned to approve proposed verbiage carrying forward the amendments, seconded by Steve Nocco.

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

Chair LeBlanc introduced Section 433:Indoor agriculture for cannabis. Discussion ensued regarding FFP scope in reviewing as well as the intent of this section to involve cannabis. Attorney Kilb clarified the original intent of this section was to encompass cannabis, then it was expanded to address indoor agriculture generally, but due to concerns by stakeholders, the 10th edition was amended to only address cannabis with the intent that the matter be further reviewed for future codes. He noted that BBRS will have a subcommittee with appropriate stakeholders to review this section, thus this subcommittee should be careful to limit their review to specific issues related to fire prevention to avoid wasted work. Minor verbiage changes were made with added signposts. Jake Nunnemacher motioned to approve the proposed verbiage for Section 433 up to 433.3.5 not including 433.3.5.1, seconded by Steven Nocco.

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

4) Review/Discuss Homework assignments

Jake Nunnemacher will review prior noted code sections as homework to bring back to subcommittee for next meeting. Chair LeBlanc asked members to be prepared to review remainder of 433 and Chapter 9.

5) Discuss Upcoming meeting dates and times for April

Chair LeBlanc discussed moving the April 22nd meeting to April 29th due to a few members having conflicts.

6) Discuss Other matters not reasonably anticipated 48 hours in advance of meeting

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 12:34 PM.

Items relied upon

- Agenda
- Meeting Minutes
- Draft of 780 CMR 4.00.

