

**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) will convene a regular monthly meeting on:

**April 28th, 2022 @ 10 a.m. until approximately 2 p.m.**

Microsoft Teams meeting

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It is anticipated that the topics shown below will be discussed at the aforementioned meeting:

**AGENDA**

**Roll Call, by BBRS Chair:**

Michael McDowell, Vice Chair	<input checked="" type="checkbox"/> present <input type="checkbox"/> absent	Peter Ostroskey, or designee	<input checked="" type="checkbox"/> present <input type="checkbox"/> absent
John Couture	<input checked="" type="checkbox"/> present <input type="checkbox"/> absent	Patrick Woodcock, or designee	<input checked="" type="checkbox"/> present <input type="checkbox"/> absent
Lisa Davey	<input checked="" type="checkbox"/> present <input type="checkbox"/> absent	David Riquinha	<input checked="" type="checkbox"/> present <input type="checkbox"/> absent
Steve Frederickson	<input checked="" type="checkbox"/> present <input type="checkbox"/> absent	Atiya Rahim	<input type="checkbox"/> present <input checked="" type="checkbox"/> absent
Kent Vinson	<input checked="" type="checkbox"/> present <input type="checkbox"/> absent	Darien Crimmin	<input checked="" type="checkbox"/> present <input type="checkbox"/> absent
Layla D'Emilia, or designee	<input type="checkbox"/> present <input checked="" type="checkbox"/> absent	Tarica Harris Leskiw	<input checked="" type="checkbox"/> present <input type="checkbox"/> absent
		Betsy Pettit	<input type="checkbox"/> present <input checked="" type="checkbox"/> absent

**Regular Meeting Agenda**

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1. **Review \Vote** approval of April 12, 2022, BBRS draft minutes

A **Motion** was made by Lisa Davey to approve the minutes from April 12, 2022, **Seconded** by John Couture. A **Roll Call** vote was taken where Michael McDowell voted **YES**, John Couture voted **YES**, Lisa Davey voted **YES**, Steve Frederickson voted **YES**, Kent Vinson voted **YES**, Peter Ostroskey voted **YES**, Ian Finlayson voted **YES**, David Riquinha abstained, Darien Crimmin abstained, and Tarica Harris Leskiw abstained. The motion passed 7/3.

2. **Discuss \Vote** 780 CMR Section R313.2 regarding fire sprinklers in one- and two-family and 780 CMR R328 regarding energy storage systems.

Fire Marshall Peter Ostroskey presented the 780 CMR Proposed amendments via a slide presentation. He indicated he would want an adoption of the proposed amendments at a future meeting. A **Motion** was made by John Couture to discuss the presentation and was **Seconded** by Peter Ostroskey. The figures presented to the board regarding the cost of installing sprinklers in a home was brought to question, as well as if remodels would need to have sprinklers installed. The Fire Marshall indicated much research had been done to get the figures and that the proposed amendments only address new construction, not existing buildings. A fulsome discussion was had regarding whether the proposed amendments would be better served as an option for consumers and if there would be any issues with water access for homes affected. Kent Vinson indicated in his town that 70% of homes are outside of the town's hydrant district and despite that there is a group effort in his community to have sprinklers put into new construction.



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GOVERNOR

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LIEUTENANT GOVERNOR

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UNDERSECRETARY OF CONSUMER  
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REGULATION

**LAYLA D'EMILIA**  
COMMISSIONER, DIVISION OF  
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3. **Discuss \Vote** IRC Chapter 51 proposed amendments submitted by DFS.

The energy storage systems information had been provided to the group in a document and discussions were had regarding the proposed changes. Ian Finlayson suggested a presentation be brought to the board at a future date. Vice Chair Mike McDowell agreed that a presentation on the topic should be brought to the board and opened the energy storage system discussion to public comment. Jeffery Clemons asked if the changes would belong to the fire code or to the building code, indicating his preference for the language to be in the building code with fire consulting. Board Counsel Charles Kilb indicated that there were many intersecting laws arguably governing energy storage systems making a definitive legal determination difficult, he suggested the BBRS members use their expertise and knowledge of on-job-site practicalities when reviewing which codes govern these systems.

4. **Discuss \Vote** 10<sup>th</sup> edition proposed amendments submitted by the Structural Technical Advisory Committee.

The comments made by the board at the last meeting were accurately included in the amendments with a few noted exceptions in Chapter 5. These would be further revisited. Executive Director Greer Spatz Croxford mentioned that with the induction of 5 new members to the board, they should be given time to review the information themselves prior to voting on the amendments. Vice Chair Mike McDowell agreed and tabled the SAC amendments for a future meeting. Lisa Davey was tasked with incorporating the comments and changes in Chapter 5 for review at the next meeting.

A 5 minute break was had.

5. **Discuss \Vote** 10<sup>th</sup> edition proposed amendments for Ch. 9 submitted by the Fire Protection and Fire Prevention Technical Advisory Committee.

Adjustments were made regarding the language format and grammar of the code before board members suggested discussing the substantive changes first with Mike McDowell confirming there would not be a vote on the proposed edits at this meeting. Section 903.4.2.1 was discussed





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in depth as the matter of response timing an communication language would need to be examined by legal to determine which language would be the most accurate to utilize in this chapter.

Section 906.4 language would also need to be examined by legal as it contained language located throughout the chapter that may not be usable for the amendments. And in depth discussion was had regarding what qualifies as usable language and the best way to manage the use of language in future editions of the code, specifically mentioning how citing different codes work in these amendments. Board counsel advised that the language should be tailored so that if it is utilizing model code language without modification, citation to that model code rather than inclusion of its actual text may be more appropriate.

The table in 907.5.2.3.2 was noted to possibly conflict with the 521 CMR as it may cause additional conflict for building officials.

Further discussion was had regarding the best way to utilize other codes language and amend it for the codes under consideration

6. **Discuss** other matters not reasonably anticipated 48 hours in advance of meeting.

It was suggested by board members for a letter to be written to the former members of the board thanking them for their service on the Board of Building Regulations and Standards. Staff informed the board that the Commissioner had already set letters thanking them.

John Couture asked why some proposals had not been brought to the board for review. Executive Director Greer Spatz informed him that the timeline of reviews had been focusing on Technical Advisory Committee proposals over the past few months. All other proposals are to be reviewed at the May 10<sup>th</sup> meeting and voted on at a future date.

John Nunnari asked if the initial goal of getting the amended code completed by year end would be reached by the board. Mike McDowell indicated he believed the code would be completed and follow the timeline originally set by the board.

A **Motion** was made by Jen Hoyt to adjourn the meeting at 1:51 PM and was **Seconded** by John Couture.

