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BOARD OF BUILDING REGULATIONS AND STANDARDS VIRTUAL MEETING MINUTES
Solar Setbacks Subcommittee
March 28, 2025 Meeting called to order 1:02 PM.
Meeting Minutes

1. Roll Call

Attendee	Present	Absent
John Couture	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mark Durrenberger	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Luke McKneally	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ian Finlayson	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Darren Crimmin	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Patty Sheehan	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Jacob Nunnemacher	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sam Pillsbury	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Jason Ferschke	<input checked="" type="checkbox"/>	<input type="checkbox"/>

2. Approval of minutes from 1/24/25

Ian Finlayson made a motion to approve the minutes, seconded by Mark Durrenberger. Motion passed unanimously.

Approval of minutes from 3/14/25

Ian Finlayson made a motion to approve the minutes subject to staff correction regarding the identity of the motion maker seeking adjournment, seconded by Mark Durrenberger. Motion passed unanimously.

3. Work product to be created by this subcommittee

- a. Proposed amendments to the 10th edition of the building code regarding solar installations

Luke McKneally presented doc for continued review and edits – BBRs-PV_Chapter-R326_2025.03.19_CodeChange Language DRAFT. Mark Durrenberger suggested edits to Section R 324.6.3 Access Pathways to correct wording.

Jake Nunnemacher suggested edits for proposed language on roof access and pathways. Cross references were also discussed. Board Counsel weighed in with correct format and noted that review of doc to confirm proper language for all references in the proposal would not be a problem, will take place offline prior to submission. There was robust discussion on exception language of occupiable vs non-habitable (changed to structures without habitable spaces), obstructions, and language about approval authority.



Setbacks at Ridge and discussion about PV arrays occupying up 33 or 50% of the plan view roof area ensued. Members crafted language in an attempt to reach consensus, including addressing legal counsel's concerns regarding authorities having jurisdiction as well as industry concerns.

Industry members discussed accepting the adjusted percentage as shown on screen (50) in 324.6.4.1/4.2 and alternatives in 324.6.5. Further points made by Jacob Nunnemacher regarding the perspective of the fire industry in discussion.

A motion was made by Sam Pillsbury, seconded by Mark Durrenberger to approve the draft. A roll call vote was taken. Objections from Chief Ferschke and Jacob Nunnemacher. Approvals from Luke McKneally, Mark Durrenberger, Ian Finlayson, Sam Pillsbury. Motion passed by a vote of 4 to 2.

Jacob Nunnemacher made a motion to send this document to BBRS for review with staff updating the reference formatting, seconded by Ian Finlayson. A brief discussion was held. Luke McKneally will forward to staff the finalized document and code change proposal form with changes. Staff will finalize the formatting of references and send to the BBRS.

- b. Draft guidance clarifying permitting requirements for solar installations – tabled to next meeting

4. Matters not reasonably anticipated 48 hours in advance of meeting
Next Solar Setbacks Meeting to take place Wednesday, April 16, 2025, 9-11 AM. Purpose of this meeting is to clarify permitting requirements for the solar installations (process pathway).

Ian Finlayson made a motion to adjourn the meeting at 3:07 PM, seconded Mark Durrenberger

Items Relied Upon

Agenda

Draft Minutes

Draft code language