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BOARD OF BUILDING REGULATIONS AND
STANDARDS NOTICE OF VIRTUAL MEETING
Solar Setback Subcommittee Minutes

In accordance with the provisions of G.L. c. 30A § 20, notice is hereby given that the Solar Setback Subcommittee of the Board of Building Regulations and Standards (BBRS) will convene a meeting in accordance with G.L. c143 § 97 on:

November 21st @ 9 a.m. until approximately 11 a.m.

Meeting called to order at 9:03am.

Regular Meeting Agenda

1) Roll Call

- John Couture – Absent
- Mark Durrenberger – Present
- Luke McKneally – Present
- Ian Finlayson – Present
- Darrien Crimmin – Absent
- Patty Sheehan – Present at 9:38 am
- Jake Nunnemacher -Present
- Sam Pillsbury – Present
- Jason Ferschke – Present
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2) Approval of Minutes from 08/27/24, 09/27/24, 10/18/24

Jake Nunnemacher made a motion to approve meeting minutes for all three meetings. Seconded by Sam Pillsbury. All members in favor. Motion carries.

3) Work product to be created by this subcommittee

a) Review solar setback language used/proposed in non-building codes.

Jake Nunnemacher presented pictures of roofs around the state that could cause issues with the current code language for both Solar Industry and the Fire Industry with respect to access pathways. Ian Finlayson pointed out the issues this board faces to try to create a better code with the large differences in construction types of houses / buildings in Massachusetts. Jason Ferschke reiterated that a one size fits all approach to Solar Setback code language is extremely difficult.

Mark Durrenberger reviewed his illustrations that he created to clear up confusion with the current code language to clearly demonstrate the requirements for access pathways. He also reviewed some common issues with the needs for working paths and where those need to be located. Jake Nunnemacher discussed issues with the illustrations and how the access pathways

in the illustrations are not useable to the fire service. Mark Durrenberger also shared some demonstrations of Solar Layouts on roofs that conform to current code language and a different illustration that shows conformity with the BFPR proposals and impact that has to the number of Solar Panels allowed on a roof.

Board members then reviewed a guidance document from the 2021 IRC and compared it to the latest BFPR proposals.

Luke McKneally reviewed the proposed changes that the subcommittee has made thus far to the code and updated his draft document. Jake Nunnemacher will draft for the future meetings proposed modifications to R324.6 Roof Access and Pathways (Exceptions) and potential situations where access pathway requirements may be waved.

Legal counsel provided guidance to the subcommittee regarding jurisdiction, noting that this subcommittee is charged with building code changes governing building official's determinations only, he noted that the code does not have authority over other types of code officials such as fire officials, thus he encouraged considering "consultation" language for such outside officials.

Jake Nunnemacher made a motion to adjourn the meeting seconded by Sam Pilsbury. The meeting was adjourned at 11:00am.

Items Relied Upon

Agenda

Draft minutes

Photographs

Draft amendments to 780 CMR

2021 IRC language

