

MAURA HEALEY  
GOVERNOR



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

KIM DRISCOLL  
LIEUTENANT GOVERNOR

SARAH R. WILKINSON  
COMMISSIONER, DIVISION OF  
OCCUPATIONAL LICENSURE

**Commonwealth of Massachusetts  
Division of Occupational Licensure  
Office of Public Safety and Inspections  
Architectural Access Board**

One Federal Street, Suite 600 • Boston • MA • 02110  
V: 617-727-0660 • [www.mass.gov/aab](http://www.mass.gov/aab) • Fax: 617-979-5459

ASHLEY STOLBA  
INTERIM SECRETARY, EXECUTIVE  
OFFICE OF ECONOMIC  
DEVELOPMENT

**AGENDA**  
**ARCHITECTURAL ACCESS BOARD**  
**SUBCOMMITTEE ON REGULATIONS**

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**Phone conference ID: 345 627 809#**

Meeting Location: Microsoft Teams

**July 30, 2025, 10:00 a.m. to 1:00 p.m.**

1. Jeff Dougan, Chairperson	<input type="checkbox"/> present	<input type="checkbox"/> absent
2. Carol Steinberg, Vice-Chairperson	<input type="checkbox"/> present	<input type="checkbox"/> absent
3. Ana Julian	<input type="checkbox"/> present	<input type="checkbox"/> absent
4. Mike Kennedy	<input type="checkbox"/> present	<input type="checkbox"/> absent
5. Paul Logan	<input type="checkbox"/> present	<input type="checkbox"/> absent
6. Patricia Mendez	<input type="checkbox"/> present	<input type="checkbox"/> absent
7. Elizabeth Myska	<input type="checkbox"/> present	<input type="checkbox"/> absent
8. Joseph Prochilo	<input type="checkbox"/> present	<input type="checkbox"/> absent
9. Deborah Ryan	<input type="checkbox"/> present	<input type="checkbox"/> absent

**Subcommittee Agenda Items**

- Scoping- 3.3 Existing Buildings (includes the 30% rule)- *title subject to change*
- All additions to, reconstruction, remodeling, and alterations or repairs of existing public buildings or facilities, which require a building permit, or which are so defined by a state or local inspector, shall be governed by all applicable subsections in 521 CMR 3.00: JURISDICTION.

- If the work being performed amounts to less than 30 percent of the full and fair cash value of the building or facility and:
  - a. if the work costs less than \$100,000, then only the work being performed is required to comply with 521 CMR or
  - b. if the work costs \$100,000 or more, then the work being performed is required to comply with 521 CMR. In addition, an accessible entrance and an accessible toilet room, telephone, drinking fountain (if toilets, telephones and drinking fountains are provided) shall also be provided in compliance with 521 CMR
  - Exception: General maintenance and on-going upkeep of existing, underground transit facilities will not trigger the requirement for an accessible entrance and toilet unless the cost of the work exceeds \$500,000 or unless work is being performed on the entrance or toilet. Exception: Whether performed alone or in combination with each other, the following types of alterations are not subject to 521 CMR 3.3.1, unless the cost of the work exceeds \$500,000 or unless work is being performed on the entrance or toilet. (When performing exempted work, a memo stating the exempted work and its costs must be filed with the permit application or a separate building permit must be obtained.) a. The construction of curb cuts shall comply with 521 CMR 13.00: CURB CUTS. b. Alteration work which is limited solely to electrical mechanical, or plumbing systems; to abatement of hazardous materials; or retrofit of automatic sprinklers and does not involve the alteration of any elements or spaces required to be accessible under 521 CMR. Where electrical outlets and controls are altered, they must comply with 521 CMR. c. Roof repair or replacement, window repair or replacement, repointing and masonry repair work. d. Work relating to septic system repairs, (including Title V, 310 CMR 15.00, improvements). e. Site improvements, including but not limited to, landscaping, fencing and site utilities.
- Section 200 Scoping- Residential Sections
- Public Comment
- June 25, 2025, minutes

*If you need reasonable accommodations to participate in the meeting, please reach out to Cheryl Yebba at 617-701-8711. While the Board will do its best to accommodate you, certain accommodations may not be available if requested immediately before the meeting.*