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BOARD OF BUILDING REGULATIONS AND STANDARDS
NOTICE OF VIRTUAL MEETING
Climate Resiliency Subcommittee

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

Meeting called to order on Friday, March 13th, 2026, at 10:05 AM
Meeting Minutes

Dawn Guarriello, Architect	<input type="checkbox"/> Present <input checked="" type="checkbox"/> Absent
Rebecca Haney, EEA	<input checked="" type="checkbox"/> Present <input type="checkbox"/> Absent
Anne Howard, Building Official	<input checked="" type="checkbox"/> Present <input type="checkbox"/> Absent
Jaclyn Kinson, Engineer	<input checked="" type="checkbox"/> Present <input type="checkbox"/> Absent
Mark LaLumiere, Building Official	<input type="checkbox"/> Present <input checked="" type="checkbox"/> Absent
Mia Mansfield, EEA	<input checked="" type="checkbox"/> Present <input type="checkbox"/> Absent
Katie Moniz, Engineer	<input checked="" type="checkbox"/> Present <input type="checkbox"/> Absent
Elsa Mullin, Developer	<input checked="" type="checkbox"/> Present <input type="checkbox"/> Absent
Ross Seavey, DOL	<input checked="" type="checkbox"/> Present <input type="checkbox"/> Absent

1) Review/Discuss/Vote - Meeting Minutes from February 9th, 2026

Chair Mansfield introduced topic of Meeting Minutes from February 9th, 2026. Anne Howard motioned to approve meeting minutes, seconded by Rebecca Haney. A roll call vote was held, none opposed, none abstained. Motion passed unanimously.

2) Review/Discuss/Vote - Code Proposals

Chair Mansfield introduced topic of code change proposals and provided a brief overview of chapters for subcommittee review. Ross Seavey raised question regarding whether subcommittee would review 2024 IRC Chapter 1 or 780 CMR 10th edition Chapter 1 as that chapter is primarily a Massachusetts amendment. Board Counsel Charles Kilb noted that while both materials could be considered for reference while drafting the 11th edition, 780 CMR Chapter 1 generally replaces IRC Chapter 1 in its entirety, thus any desired language from the IRC needs to be flagged.

Eric Carlson provided an overview of residential building code with regard to flood standards, administrative requirements, substantial improvements, design flood elevation, and inspection requirements. Chair Mansfield noted that Chapters 1 and 3 per agenda item number three would be reviewed and discussed prior to code change proposals.

a) DFE BFE Code Proposal submitted by Sarah Alexander, EEA

Chair Mansfield introduced DFE BFE Code Proposal. Sarah Alexander provided overview of proposal, including amending definition of Design Flood Elevation which would align Residential code language with Base code. Chair Mansfield noted that the proposal would clarify that the Design Flood Elevation is the same as the Base Flood Elevation in Flood Hazard Areas. Katie Moniz raised question regarding proposal relating to Chapter 2 Definitions and drafting process. Board Counsel Kilb noted that where a core definition may impact the assigned code sections, the subcommittee could review that Chapter 2 definition. Eric Carlson provided a historical summary of Design and Base Flood Elevation language in 9th and 10th edition drafting periods. Katie Moniz noted that consistency across code would be beneficial but other considerations such as ASCE 24 should be weighed so as to not create conflict. Katie Moniz suggested clarifying language of R306.1.4.1 to state include unnumbered A zones. Eric Carlson noted a correction to R306.2 relative to freeboard requirements in AO zones.

b) Coastal Dunes proposal submitted by Sarah Alexander, EEA

No items were discussed.

c) NFIP Certificates submitted by Sarah Alexander, EEA

No items were discussed.

3) Review/Discuss - IRC Chapter 1 and 3

Chair Mansfield introduced topic of IRC Chapters 1 and 3. Ross Seavey raised question regarding differences between 780 CMR Chapter 1 and 2024 IRC Chapter 1 numbering. Chair Mansfield provided brief overview of proposed language in R104.2.3.1 Modifications. Rebecca Haney clarified that the subcommittee was reviewing a blended document and that the materials were prepared in accordance with the BBRS subcommittee charging document, which requires justification for carrying forward amendments to the 780 CMR 10th Edition. Katie Moniz raised question regarding process of other BBRS subcommittees with regard to chapter review and amendment. Executive Director Tammy Gropman clarified process and approach of other subcommittees.

Chair Mansfield provided overview of proposed changes to R105.3.1 Action on Application. Ross Seavey raised question regarding relevance of section to subcommittee. Rebecca Haney clarified that this section was included as R105.3.1(7) contains language regarding construction in coastal dunes. Katie Moniz raised question regarding maintaining consistency throughout chapters. Ross Seavey raised question regarding references in building code to outside authorities and statutes. Board Counsel Kilb noted language requiring compliance with 780 CMR in R105.3.1(7) doesn't really do anything as compliance with 780 CMR is always required as a condition of a permit, however the subcommittee is free to leave the language. Katie Moniz raised question regarding determinations related to substantial repair and improvement. Anne Howard provided context regarding building values.

Chair Mansfield provided brief overview of R106.1.4 and R107.2.7.1. Rebecca Haney raised possibility of redundancy of R107.2.7.1 with other applicable code sections. Ross Seavey raised question regarding numbering of R107.2.7.1. Board Counsel Kilb noted for administrative purposes language in IRC R106.4 is equal to 780 CMR 107.2.7.

Eric Carlson provided brief overview of IRC Chapter 3. Rebecca Haney provided suggestion on possible clarification relative to A & AO zone requirements. Katie Moniz raised question as to whether proposed language would affect requirements of elevation certificates. Rebecca Haney

stated that the language of R306.1.1 was inadvertently stricken from the 10th edition and should be added for 11th edition. Board Counsel Kilb noted that if language is added for next edition numbering may need to be adjusted to avoid conflict with other amendments.

Rebecca Haney noted that proposed 11th edition language of R306.1.4(4) [R322.1.4(4) in 780 CMR 10th edition] directs building officials to a map of coastal wetland resources. Rebecca Haney stated that this map is not compliant with federal digital accessibility standards and proposed new language that the extent of coastal dunes shall be determined by consulting the Conservation Commission. Board Counsel Kilb raised question regarding clarification of requirements of proposed language and cautioned that the Building Code cannot give authority to a Conservation Commission beyond the authority it already has. Rebecca Haney stated that proposed 11th edition language of R306.4 [R322.4 in 780 CMR 10th edition] clarifies coastal dune documentation requirements.

4) Discuss - Other Matters Not Reasonably Anticipated 48 Hours in Advance of Meeting

Chair Mansfield introduced topic of matters not reasonably anticipated 48 hours in advance of meeting. Chair Mansfield noted that she would be unable to attend the scheduled March 27th, 2026 Climate Resiliency meeting, and proposed cancelling that meeting and increasing duration of following meeting.

Rebecca Haney motioned to adjourn the meeting, seconded by Katie Moniz. A roll call vote was held, none opposed, none abstained. Motion passed unanimously.

Meeting adjourned at 12:02 PM.

Items Relied Upon

Agenda

Meeting Minutes

Code Change Proposals

Draft of 780 CMR 51 as amending IRC Chapters 1 and 3