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BOARD OF BUILDING REGULATIONS AND STANDARDS
NOTICE OF VIRTUAL MEETING
Energy Advisory Subcommittee

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

Meeting called to order on January 23rd, 2026, at 10:14 AM

Meeting Minutes

Rebecca Ansolabehere, Mechanical Engineer	<input type="checkbox"/> Present <input checked="" type="checkbox"/> Absent
Michael Browne, HERS	<input checked="" type="checkbox"/> Present <input type="checkbox"/> Absent
Nathan Darling, Municipal Building Official	<input type="checkbox"/> Present <input checked="" type="checkbox"/> Absent
Ian Finalayson, DOER Staff	<input checked="" type="checkbox"/> Present <input type="checkbox"/> Absent
Tarica Leskiw, BBRS Member	<input checked="" type="checkbox"/> Present <input type="checkbox"/> Absent
Paulette McGhie, Industry Rep	<input type="checkbox"/> Present <input checked="" type="checkbox"/> Absent
Vineet Nair, BBRS Member	<input type="checkbox"/> Present <input checked="" type="checkbox"/> Absent
Rebecca Rahmlow, Architect	<input checked="" type="checkbox"/> Present <input type="checkbox"/> Absent
Brianna Skowyra, DOL Appointee	<input checked="" type="checkbox"/> Present <input type="checkbox"/> Absent

1) Review/Discuss/Vote – Meeting Minutes

Chair Finlayson introduced topic of meeting minutes for November 19th, 2025. Michael Browne motioned to accept meeting minutes, seconded by Tarica Leskiw. A roll call vote was held, none opposed, Brianna Skowyra abstained. Motion passed with majority.

Chair Finlayson introduced December 3rd, 2025, meeting minutes. Tarica Leskiw motioned to approve minutes with amendments, seconded by Ian Finlayson. A roll call vote was held, none opposed, Brianna Skowyra and Michael Browne abstained. Motion passed with majority.

Chair Finlayson introduced December 16th, 2025, meeting minutes. Michael Browne motioned to approve minutes with amendments, seconded by Tarica Leskiw. A roll call vote was held, none opposed, Brianna Skowyra and Rebecca Rahmlow abstained. Motion passed with majority.

2) Review/Discuss/Vote - Code Change Proposals

Chair Finlayson introduced topic of Code Change Proposals.

a) Chapter 4 R401-R403

Chair Finlayson introduced Code Change Proposal IECC R401-R403. Finlayson discussed R401 regarding voluntary Passive house option, HERS index, & MA Stretch Energy Code. He also noted proposed language to R401.2 relative to additions, alterations, repairs, and changes in occupancy under 4,000 sq. ft. to existing buildings.

Chair Finlayson discussed R402, maximum U-factors and fenestration requirements relative to building thermal envelope assemblies, as well as proposed language regarding replacement windows subject to historic building commission review. Michael Browne commented on options for double-pane windows and manufacturer designs for U-factors of .25 and under, noting the importance of conductive framing materials. Tarica Leskiw discussed fenestration requirements relative to historic buildings and alterations and raised question regarding compliance pathways. Chair Finlayson described 2024 IECC general historic building provisions, noting conditions where upgrading any portion of the envelope would damage the historic fabric or function of the building would be exempted.

Chair Finlayson discussed R402.1.5.1, Approved software for Component performance alternative, and noted reference to REScheck software for demonstrating Thermal Conductance (TCp) compliance.

Chair Finlayson introduced R403.3.3, noting duct systems would be required to be located in conditioned space. Chair Finlayson also discussed R403.7, requiring duct systems to be tested by a HERS Rater or BPI Certified Professional. Chair Finlayson then discussed R403.6.1, Heat or energy recovery ventilation. Michael Browne noted difference between heat recovery versus non-heat recovery ventilation systems. Chair Finlay then discussed carry-over language from 10th edition related to R403.6.6 and R403.6.7, as well as new language allowing for air inlet to be located as close as five-feet from exhaust termination. Tarica Leskiw raised possibility of tabling code change proposal for a vote at next meeting. Board Counsel Charles Kilb provided clarification on submission of front-end amendments to BBRS. Committee reached consensus that matter would be tabled.

b) Chapter 4 R408

Chair Finlayson introduced Code Change Proposal IECC R408 and provided background on increase of options in table R408.2 Credits for Additional Energy Efficiency. Chair Finlayson described additional amendments regarding embodied carbon, Low global Warming Potential concrete, Service Water Heating Efficiencies, and improved air sealing and efficient ventilation system options. Michael Browne noted that new options would provide clearer compliance pathways. Chair Finlayson stated that members could provide feedback on redline document prior to a vote. Michael Browne raised possibility of including language related to Accessory Dwelling Units. Committee reached consensus that matter would be tabled.

3) Review/Discuss - IECC Chapter 2 and Chapter 5

Chair Finlayson introduced topic of IECC Chapters 2 and 5. Becca Edson discussed existing terms “extensive alteration” and “substantial improvement” and proposed new definition of “substantial project”.

Becca Edson also addressed proposed new definition of “Accessory Dwelling Unit”. Board Counsel Charles Kilb provided background on 760 CMR definition of “Accessory Dwelling Unit”.

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

Chair Finlayson introduced topic of matters not reasonably anticipated 48 hours in advance of meeting. Executive Director Tammy Gropman noted that the meeting scheduled for February 16th, 2026, would need to be moved because of the holiday.

Michael Browne motioned to adjourn meeting, seconded by Tarica Leskiw. A roll call vote was held, none opposed, none abstained. Motion passed unanimously.

Meeting adjourned at 12:01 PM.

Items Relied Upon

Agenda

Meeting Minutes

Code Change Proposals