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BOARD OF BUILDING REGULATIONS AND STANDARDS
NOTICE OF VIRTUAL MEETING

11th Edition Energy Advisory Subcommittee

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

Meeting called to order on Wednesday, December 3, 2025 at 10:03 AM
Meeting Minutes

Roll Call

Ian Finlayson, Chair, DOER staff	<input checked="" type="checkbox"/> present <input type="checkbox"/> absent
Rebecca Ansolabehere, Mechanical Engineer	<input checked="" type="checkbox"/> present <input type="checkbox"/> absent
Michael Browne, HERS rater	<input type="checkbox"/> present <input checked="" type="checkbox"/> absent
Nathan Darling, Municipal Building Official	<input checked="" type="checkbox"/> present <input type="checkbox"/> absent
Tarica Leskiw, BBRS Member	<input checked="" type="checkbox"/> present <input type="checkbox"/> absent
Paulette McGhie, RESNET Staff	<input checked="" type="checkbox"/> present <input type="checkbox"/> absent
Rebecca Rahmlow, Architect	<input checked="" type="checkbox"/> present <input type="checkbox"/> absent
Vineet Nair, BBRS Member	<input checked="" type="checkbox"/> present <input type="checkbox"/> absent
Dan Walsh, DOL Staff	<input checked="" type="checkbox"/> present <input type="checkbox"/> absent

1. **Nominate/Vote** Secretary

No nominations received. No vote taken. The role and expectations of Secretary was discussed with subcommittee. This will be tabled for the next meeting.

2. **Review** Comparison of IECC 2024, IECC 2021, and 780 CMR

- a. 2024 International Energy Conservation Code
- b. 780 CMR 51.00 (Chapter 11)
- c. 780 CMR 13.00

Chair Finlayson presented on behalf of DOER a pdf titled 11th Edition Energy Code Overview for EAC Part 1 Residential low-rise - IECC Chapter 4 – New construction. The overview included a map of Massachusetts showing the adoption of the building Energy Code by municipality and pointing to the more common codes adopted are the stretch and specialized. Chair Finlayson noted the building code is required by statute to use the IECC as baseline and explained the role of the BBRS and its subcommittees and that we could make the IECC stronger but not weaker in consultation with the Department of Energy Resources. He also noted the timing of all this as we are looking at 2024 I Codes now, but by the time the BBRS adopts these, and they take effect in the field the 2027 IECC will likely have been published. Chair Finlayson flagged the 3 additions



to BBRB general scope that became law in February 2025 as they impact energy. They are energy efficiency, reduction in greenhouse gas emissions and reduction in embodied carbon. He reviewed the code development process and that this was the first code cycle for the IECC with a consensus committee. He noted it is not as streamlined as with the code process and there are a few key sections that were expanded. Chair Finlayson also noted that due to this process, some greenhouse gas emission and electrification measures were removed from the 2024 IECC during an appellate process, but some of those measures can be found in appendices. For this reason, DOER would like to propose additional amendments not found in the IECC.

Chair Finlayson went on to review the chapters and that chapter 4 Residential Energy Efficiency (new construction) should be the focus first, then Chapter 5 and then go into Commercial both new and existing and then the appendices. Historically, the BBRB has only adopted the Solar Ready appendix, but the subcommittee may want to look at other appendices as well.

Dan Walsh questioned how the guidelines of what this committee is charged with fit with this presentation. Chair Finlayson answered he wanted subcommittee members to have a bit of context and what is unique to MA. There was further clarification given that if there are new amendments proposed, justification needs to be given.

Chair Finlayson continued with the presentation and discussed changes from the 2021 IECC residential code to the 2024 which includes changes to ceiling insulation levels, window u factors, and R408 additional efficiency requirements that increased to 50+ options. He then went on to review insights from 2027 IECC Residential as it has been released for public comment. He noted improvements to window U factors, ducts must be in conditioned space, and more R408 changes.

Chair Finlayson reviewed some of the proposals DOER will be submitting and these included simplifying R408 and introducing embodied carbon options, an amendment to pull in 2027 updates, introducing balanced ventilation into our climate zone 5 and performance compliance paths from ERI to HERS. Further discussion ensued about HERS and quality control. Rebecca Ansolabehere asked questions pertaining to the difference in quality control and if green communities are involved as they were mentioned. Chair Finlayson answered that Green Community supports all 351 municipalities in MA not just those that have adopted the Stretch Code. However, they do focus more on Stretch Code communities. RESNET will send the ratings to the Green Community's team to review roughly every six months. Under ERI, the builder does not need to supply anything to RESNET. QA on ERI is solely on the CSL.

Chair Finlayson reviewed IECC appendices to retain/update from MA 10th edition and these included solar ready, EV ready, and energy storage.

He went on to discuss R402.1.2 Fenestration and would we want to differentiate between new construction, alterations, and historic building alterations? He was curious if folks had thoughts on this. Dan Walsh asked if there was any data available for MA showing the number of historic buildings versus across the country to support this consideration. Chair Finlayson did not have specific data but responded that it was only addressing concerns from users of the code. Tarica Leskiw stated she likes having the option of exceptions for historic buildings in order to preserve character defining features, for example, true double-hung divided light windows. With her background in historic preservation planning, she agreed with the argument that not having a true double hung divided light would be a character defining feature.

Chair Finlayson ended the presentation with discussion of R403.3 balanced ventilation and duct systems for new construction and reviewed the benefits of it and R406 HERS rating pathway and proposed changes.

3. **Review** Known code proposals

- a. Level 3 Alterations or Extensive Alterations code change proposal submitted by Michael Grant

The proposal was screenshared with subcommittee. Chair Finlayson stated this is a change in Chapter 5 which was not talked about in this meeting. Chapter 5 and appendices will be discussed at next meeting. The code change is proposing that we are clearer about when an alteration triggers a HERS rating threshold or not. Chair Finlayson urged the subcommittee to review the proposal in depth. If we want to be consistent in the base code and the stretch code for the 11th, this is an opportunity to do that. When we speak to Chapter 5, we will refer to it then.

b. EV Charging Space code change proposal submitted by NAIOP

Chair Finlayson suggested the subcommittee reference this proposal when the subcommittee gets to the point of discussing electric vehicle language. He provided some historical context for EV charging and EV readiness in MA.

Discussion followed about the process of code proposals submissions for Energy Advisory. Executive Director Gropman noted the current procedure requires proposals to go first to the BBRS for review and assignment to subcommittee. Proposals should be sent to staff and can be cc'd to BBRS Chair Davey.

4. **Determine** Meeting Cadence including frequency, duration and times
The subcommittee discussed January dates and decided upon January 9th and 23rd to meet. Starting in February and going forward, the subcommittee will meet on the 1st and 3rd Monday of the month.
5. **Discuss** Other matters not reasonably anticipated 48 hours in advance of meeting
Executive Director Gropman welcomed feedback from the subcommittee on packet information and organization.
Chair Finlayson noted he will be sending staff a quick proposal to streamline R408 and asked subcommittee to review in preparation for discussion at next meeting.
Rebecca Ansolabehere asked for the stretch code table Ian had mentioned. He will provide that to the subcommittee.

Vineet Nair motioned to adjourn meeting, seconded by Nathan Darling. A roll call vote was held, none opposed, none abstained. Motion passed unanimously.

Meeting adjourned at 11:56 AM.

Items relied upon

- Agenda
- DOER Proposal