



MAURA HEALEY
GOVERNOR

KIM DRISCOLL
LIEUTENANT GOVERNOR

ERIC PALEY
SECRETARY, EXECUTIVE OFFICE
OF ECONOMIC DEVELOPMENT

Commonwealth of Massachusetts
Division of Occupational Licensure

One Federal Street, Suite 600
Boston, Massachusetts 02110-2012

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

SARAH R. WILKINSON
COMMISSIONER, DIVISION OF
OCCUPATIONAL LICENSURE

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 February 2nd, 2026, at 10:02 AM

Meeting Minutes

Rebecca Ansolabehere, Mechanical Engineer	<input checked="" type="checkbox"/> Present <input type="checkbox"/> Absent
Michael Browne, HERS	<input checked="" type="checkbox"/> Present <input type="checkbox"/> Absent
Nathan Darling, Municipal Building Official	<input checked="" type="checkbox"/> Present <input 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 checked="" type="checkbox"/> Present <input type="checkbox"/> Absent
Vineet Nair, BBRS Member	<input checked="" type="checkbox"/> Present <input 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 - Energy Advisory Minutes

Chair Finlayson introduced topic of Energy Advisory Meeting Minutes. Executive Director Tammy Gropman noted that the minutes had not been added to the subcommittee packet in time for meeting.

2) Review/Discuss/Vote - Code Change Proposals

Chair Finlayson introduced topic of Code Change Proposals.

a) Chapter R4 - R401-R403

Chair Finlayson presented proposed amendments to 780 CMR 51 Chapter R401-R403. Chair Finlayson noted changes resulting from committee's previous discussion on proposals, including HERS Index, a new exception in R403.6.7 for systems with dual vented penetration, moving duct work into conditioned space, and amended language for the exception in R401.2 Application. Michael Browne discussed drafting language for

R403.6.7; “the outlet and inlet of ERVs may use a smaller distance if allowed by the manufacturer of the system. If this alternative is used, the manufacturer’s instructions shall be collected for documentation purposes.” Chair Finlayson noted feedback received from BBRS member Michael McDowell regarding exhaust-only exception in R403.6.1 Heat or energy recovery ventilation for Tiny Houses and Accessory Dwelling Units. Michael Browne noted concern with the exception, citing the significance of difference between negative pressure and balanced pressure. Nathan Darling stated a preference for keeping an exception but amending language to reflect balanced ventilation. Ian Finlayson and Michael Browne discussed heat recovery ventilation. Nathan Darling stated a preference for removing the exception. Ian Finlayson provided overview of topics discussed. Nathan Darling motioned to approve code change proposals as modified, seconded by Tarica Leskiw. A roll call vote was held, none opposed, none abstained. Motion passed unanimously.

b) Chapter R4 - R408

Chair Finlayson presented proposed amendments to 780 CMR 51 Chapter R408 and provided overview of committee’s previous discussion. Chair Finlayson noted Credits for Additional Energy Efficiency and prescriptive path requirements, with DOER proposing to maintain points but to reduce options from 51 to 15. Chair Finlayson then provided background on options. Rebecca Ansolabehere raised question regarding removal of electric resistance backup language from R408.2. Chair Finlayson noted advancements of heat pump design regarding temperature threshold for continued operation. Michael Browne motioned to approve code change proposals as modified, seconded by Nathan Darling. A roll call vote was held, none opposed, none abstained. Motion passed unanimously.

c) R503.1.5 Alterations or Extensive Alterations

Chair Finlayson introduced code change proposal for R503.1.5 and provided background on removal of Appendix AJ from 2024 IECC. Becca Edson discussed changes previous definition of “Extensive Alterations” and “Work Area”, ICC proposed definition of “substantial improvement”, and DOER proposed definition of “substantial project”. Nathan Darling discussed possibility of adding an aggregation clause to proposed language.

3) Review/Discuss - IECC Residential - Chapter 2, Chapter 5, Chapter 6 and Chapter 4

Chair Finlayson introduced topic of IECC Residential Chapters 2, 4, 5, & 6 review and provided background on amendments in previous editions of 780 CMR. Chair Finlayson discussed the proposed definition of “Accessory Dwelling Unit” and asked Board Counsel whether it should be included in the energy provisions or remain solely in the residential code. Board Counsel Kilb noted that ADU has historically been used as a zoning term and stated that if the definition was going to offer a substantive legal distinction, then it would warrant inclusion in the building code so long as it was used in the body of the code beyond the definition section. Chair Finlayson noted that the definitions would likely warrant inclusion as ADUs are referenced as a criteria for HERS ratings and maintained that the definition would remain aligned with that of other state agencies.

Chair Finlayson also discussed definitions of “All-Electric Building”, “Clean Biomass Heating System”, “Combustion Equipment”, “Enthalpy Recovery Ratio”, “Tiny Home”, and “Work Area”, as well as removal of “Energy Rating Index” definition. Becca Edson discussed proposed change to definition of “Work Area” and noted that this definition could be removed altogether.

Michael Browne raised question regarding definition of “Combustion Equipment”. Chair Finlayson clarified that external non-piped appliances, such as gas grills, are not to be considered part of the building system. The committee discussed details of combustion equipment, all-electric, and mixed-fuel buildings. Nathan Darling raised question as to change in conditions for an all-electric building post-construction. Chair Finlayson presented IECC RE Chapter 6 Referenced Standards and provided background on updated editions.

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. No matters were discussed.

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

Meeting adjourned at 11:50 AM

Items Relied Upon

Agenda

Code Change Proposals