



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 23rd, 2026, at 10:04 AM

Meeting Minutes

Rebecca Ansolabehere, Mechanical Engineer	<input checked="" type="checkbox"/> Present <input type="checkbox"/> Absent
Michael Browne, HERS (joined at 10:28)	<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 type="checkbox"/> Present <input checked="" type="checkbox"/> Absent
Paulette McGhie, Industry Rep	<input checked="" type="checkbox"/> Present <input 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) 1) Review/Discuss/Vote - Code Change Proposals

Chair Finlayson introduced topic of Code Change Proposals.

a) IECC Residential Chapter 1 and 2

Chair Finlayson provided overview of Code Change Proposal for IECC Residential Chapters 1 and 2. Finlayson described proposed amendments to R105.2: Information on construction documents, with a change in numbering for EV Ready Space and Solar-Ready Zone, as well as new definitions for *Accessory Dwelling Unit, All-Electric Building, & Combustion Equipment*.

Nathan Darling noted *Accessory Dwelling Unit* citation of 760 CMR Chapter 71 and proposed a drafting clause to reference future changes to that regulation. Board Counsel Charles Kilb stated that 760 CMR could be referenced but that the Secretary of Commonwealth does not allow outside standards to be adopted with clauses specifically adopting future amendments, so such language might be problematic.

Rebecca Ansolabehere questioned definition of *All-Electric Building* and whether it differentiated between combustion equipment within the thermal envelope and other such equipment on-site. Chair Finlayson noted the addition in the last meeting of the language "...capacity or piping" to distinguish between plumbed non-plumbed features.

Nathan Darling noted definition of *Accessory Dwelling Unit* and raised question regarding methodology of determining floor area. Chair Finlayson noted difference between Gross Floor Area and Conditioned Floor Area calculations. Legal Counsel Kilb stated these definitions should be flagged to the extent they are utilized throughout the code to ensure the use is as intended. Chair Finlayson agreed and noted for the minutes that Gross & Conditioned Floor Areas would be tracked throughout the process.

Chair Finlayson continued with overview of Code Change Proposal, noting that the definitions for *Energy Rating Index (ERI)* and *ERI Reference Design* would be stricken from code as Massachusetts has moved to RESNET HERS ratings. Chair Finlayson noted the addition of definitions for *Enthalpy Recovery Ratio*, *Sensible Recovery Efficiency*, & *Substantial Project*, and striking the definitions of *Substantial Improvement* and *Work Area*.

Nathan Darling motioned to adopt Chapters 1 & 2 as drafted with corrections and to flag Accessory Dwelling Units for further review, seconded by Rebecca Ansolabehere. A roll call vote was held, none opposed, Michael Browne abstained. Motion passed with majority.

b) IECC Residential Chapter 6

Chair Finlayson provided overview of Code Change Proposal for IECC Residential Chapter 6 Referenced Standards, noting that standards are updated on a three-to-five-year basis. Nathan Darling motioned to approve code changes, seconded by Michael Browne. A roll call vote was held, none opposed, none abstained. Motion passed unanimously.

2) Review/Discuss - IECC Residential Chapter 5 and Chapter 4 (404-407)

Chair Finlayson introduced topic of IECC Residential Chapter 5 and 4 (404-407). Chair Finlayson provided overview of proposed changes to Chapter R4, noting that the section for Renewable Energy Certificate (REC) documentation would be stricken. Finlayson also discussed EV Ready Spaces and EV Ready Space Requirements, noting the Stretch Code requires 20% of all installed spaces with a 40-amp 208/240V circuit with a minimum capacity of 9.6 kVA, while the base code would require 10%. Chair Finlayson discussed R408.2.1.2 Insulation embodied carbon and R408.2.1.2.1 Documentation for insulation embodied carbon.

Chair Finlayson provided an overview of R406 Energy Rating Index Compliance Alternative with a proposed change to RESNET HERS Index Compliance Alternative and noted Table 406.5 Maximum Energy Rating Index with categories for ratings including and excluding on-site power production (OPP). Chair Finlayson noted a proposed change to the table to provide credit for Energy Rating with OPP, but with a score of 54 in 2024 non-OPP as the baseline index. Rebecca Ansolabehere raised question regarding the installation of solar panels under a power purchase agreement and whether selling credits would affect Energy Rating Index. Chair Finlayson noted this was relative to RECs and the change to R404. Chair Finlayson noted that R407 – Tropical Climate Region Compliance Path was not pertinent to Massachusetts and discussed 10th edition amended language regarding Stretch Code Compliance Path.

Chair Finlayson provided overview of exceptions to R502.5 Additional energy credit requirements for additions, carry-over language for R503 Alterations regarding R-value of

insulation and U-factor of thermal envelopes not being reduced, R503.1.1.1 Fenestration requirements.

3) Discuss - Future Meeting Dates

Chair Finlayson introduced topic of future meeting dates. E.D. Tammy Gropman discussed potential postponement of March 3rd, 2026, meeting and moving it to March 16th, 2026, moving the April 6th, 2026, meeting to March 30th, 2026. Subcommittee members discussed potential meeting dates and timelines for drafting residential and commercial code.

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.

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

Meeting adjourned at 11:27 AM.

Items Relied Upon

Agenda

Code Change Proposals