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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 March 16th, 2026, at 10:02 AM

Meeting Minutes

Rebecca Ansolabehere, Mechanical Engineer	<input checked="" type="checkbox"/> Present <input type="checkbox"/> Absent
Michael Browne, HERS	<input type="checkbox"/> Present <input checked="" 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 (joined at 10:42 AM)	<input type="checkbox"/> Present <input checked="" 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 - Meeting Minutes

Chair Finlayson introduced topic of Energy Advisory meeting minutes. It was noted that applicable meeting minutes were not yet ready for a vote.

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

Chair Finlayson introduced topic of IECC Residential Chapter 4 (404-407) and Chapter 5. Chair Finlayson provided brief overview of R404 Electrical Power, Lighting, and Renewable Energy Systems, including existing Massachusetts amendment R404.4 Wiring for Electric Vehicle Ready Parking Spaces. Chair Finlayson stated that this amendment was carried forward through 780 CMR 9th and 10th edition code cycles and noted that in the 11th edition its numbering would replace 2024 IRC 404.4 Renewable Energy Certificate (REC) Documentation which is proposed to be stricken.

Board Counsel Charles Kilb noted efforts across subcommittees to create a uniform method of referencing specialized codes and raised question regarding R404.4 with regard to 527 CMR 12. Chair Finlayson provided background on language with regard to electrical code. Board Counsel Kilb provided guidance on methodology of citing to specialized codes like the electrical code, which has its own dedicated inspectors.

Chair Finlayson provided overview and brief history of R405 Passive House Building Certification Option. Chair Finlayson described differences between Passive House Certification Option versus HERS 3 ACH and Prescriptive Path- 3 ACH.

Chair Finlayson provided overview of R406 HERS Index Compliance Alternative. Chair Finlayson described table in R406.4 regarding HERS Index scores.

Chair Finlayson provided overview of R406.5.2 Embodied Carbon Credit, stated this option currently exists in the Stretch Energy Code, and noted the removal of references to REC and Tropical Climate Region. Rebecca Ansolabehere raised question regarding common usage of compliance pathways. Chair Finlayson noted this is a new requirement for 2024 IRC. Paulette McGhie stated that she agreed with proposed language in R406. Nathan Darling noted that language relative to 527 CMR 12 should be amended prior to a subcommittee vote. Board Counsel Kilb raised question to subcommittee regarding enforcement of specialized code references and applicability of proposed language to building officials. Nathan Darling noted potential interpretative confusion and enforcement of proposed language relative to wiring. Tarica Leskiw motioned to approve amended language and send to BBRS for review, seconded by Nathan Darling. Board Counsel Kilb noted that a front-end amendment would be needed to be forwarded to BBRS as the final product. Tarica Leskiw revised her motion to request that proposed language be out into a front-end amendment format before sending to BBRS, seconded by Nathan Darling. A roll call vote was held, none opposed, none abstained. Motion passed unanimously.

Chair Finlayson provided overview of Chapter 5 and noted Passive House exception R506 EnerPHit Standard. Chair Finlayson noted new ICC requirement for additions of less than 25% of total conditioned floor area and described proposed 11th edition change to a square footage limit. Subcommittee also discussed provisions related to large and medium additions. Nathan Darling raised question regarding possible language clarifying ADU requirements. Chair Finlayson described previous 9th edition exception in R503 Alterations allowing for R3.7 insulation where ceiling, wall, and floor cavities are exposed, and proposed adding language to 11th edition. Chair Finlayson also noted R503.1.5 IRC language of substantial improvements based on cost and proposed change to substantial improvements based on thermal envelope alterations. Nathan Darling raised question regarding applicability of unconditioned space.

3) Discuss - Future Meeting dates

Chair Finlayson introduced topic of Future Meeting Dates. Chair Finlayson provided overview of proposed timeline for Energy Advisory workload, to include drafting of commercial provisions. Executive Director Tammy Gropman noted regularly scheduled meetings to be moved due to falling on holidays.

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

Chair Finlayson introduced matters not reasonably anticipated 48 hours in advance. No matters were discussed.

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

Meeting adjourned at 11:40 AM.

Items Relied Upon

Agenda

Code Change Proposals

Draft of Amendments to IECC Residential: Chapter 4 (404-407) and Chapter 5