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**Board of Building Regulations and Standards**

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

January 13th, 2025, 10:00 AM: Virtual Meeting Minutes

Meeting called into order at 10:01 AM

Lisa Davey (Chair)	<input checked="" type="checkbox"/> Present <input type="checkbox"/> Absent	Tarica Leskiw	<input checked="" type="checkbox"/> Present <input type="checkbox"/> Absent
David Riquinha (Vice Chair)	<input checked="" type="checkbox"/> Present <input type="checkbox"/> Absent	Luke McKneally	<input checked="" type="checkbox"/> Present <input type="checkbox"/> Absent
Michael McDowell	<input checked="" type="checkbox"/> Present <input type="checkbox"/> Absent	Atiya Rahim	<input checked="" type="checkbox"/> Present <input type="checkbox"/> Absent
Reade Milne	<input checked="" type="checkbox"/> Present <input type="checkbox"/> Absent	Sy Nguyen	<input checked="" type="checkbox"/> Present <input type="checkbox"/> Absent
Jeffrey Clemons	<input checked="" type="checkbox"/> Present <input type="checkbox"/> Absent	Sarah Wilkinson or designee (Ross Seavey)	<input checked="" type="checkbox"/> Present <input type="checkbox"/> Absent
Jason Ferschke	<input type="checkbox"/> Present <input checked="" type="checkbox"/> Absent	Jon Davine or designee (Jake Nunnemacher)	<input checked="" type="checkbox"/> Present <input type="checkbox"/> Absent
Darien Crimmin	<input type="checkbox"/> Present <input checked="" type="checkbox"/> Absent	Elizabeth Mahony or designee (Ian Finlayson)	<input checked="" type="checkbox"/> Present <input type="checkbox"/> Absent
Vineet Nair	<input checked="" type="checkbox"/> Present <input type="checkbox"/> Absent		

**1. Review/Vote - Meeting Minutes**

Chair Davey introduced topic of Board and subcommittee meeting minutes.

a. BBRS Minutes from December 9<sup>th</sup>, 2025

Michael McDowell motioned to approve BBRS minutes from December 9<sup>th</sup>, 2025, seconded by Jake Nunnemacher. A roll call vote was held, none opposed, Luke McKneally abstained. Motioned passed with majority.

b. FP/FP Minutes from October 29<sup>th</sup>, 2025, & November 12<sup>th</sup>, 2025

Jake Nunnemacher motioned to approve FP/FP minutes from October 29<sup>th</sup>, 2025 & November 12<sup>th</sup>, 2025, seconded by Luke McKneally. A roll call vote was held, none opposed, none abstained. Motioned passed unanimously.



c. Residential Code Minutes from November 20<sup>th</sup>, 2025

Jake Nunnemacher motioned to approve Residential minutes from November 20<sup>th</sup>, 2025, seconded by Michael McDowell. A roll call vote was held, none opposed, none abstained. Motioned passed unanimously.

**2. Review/Discuss - Board Counsel Report**

Chair Davey introduced topic of Board Counsel Report. Board Counsel Charles Kilb noted that there was nothing to report for the meeting.

**3. Review/Discuss - Report from Subcommittees**

Chair Davey introduced topic of Report from Subcommittees

a. BOCC

Andy Bobola discussed the January 6<sup>th</sup>, 2026, BOCC meeting, noting the Executive Director's report that BBRS staff had received all 351 municipal clerk forms for 2025. He also noted Board Counsel's review of draft amendments to 780 CMR 110.R7, including a proposed change establishing a 15-day deadline for submission of the New Employee Report Form. He noted that two courses were approved: Elevation Certificates and Floodplain Development Permitting. He also stated the following information:

- BOCC received six Applications for Examination, all were approved.
- BOCC received eight Applications for Certification, all were approved.
- BOCC received ten New Employee Report Forms, nine were approved and one was tabled.
- BOCC received six Extension of Time Requests, all were approved.
- BOCC received 20 Continuing Education Form A submissions, all were approved.
- BOCC received 11 Continuing Education Form B submissions, with minor changes all were approved.

b. FP/FP

Luke McKneally discussed FP/FP meetings in December 2025, noting a presentation on A2L refrigerants by industry professionals, review 780 CMR Chapter 33, stated that FP/FP had completed a number of code change proposals.

c. Residential Code

No report provided.

d. Energy Advisory

Ian Finlayson discussed the Energy Advisory Committee, noting that it had been meeting since early December 2025. He reported that the subcommittee reviewed changes between the 2021 and 2024 IECC and that its initial focus was on the residential provisions of the IECC and 780 CMR. He added that proposed code changes from DOER would be provided to BBRS for possible delegation to Energy Advisory, and that no action has been taken on carryover proposals from the 10<sup>th</sup> edition process. Tarica Leskiw noted that the Energy Advisory Committee had also appointed a secretary.

**4. Review/Discuss - Executive Director Report**

Chair Davey introduced topic of Executive Director Report.

E.D. Tammy Gropman noted the CSL totals for December 2025, with 151 issued & 1,429 renewed.

## 5. Review/Discuss/Vote - Code Change Proposals

Chair Davey introduced topic of Code Change Proposals.

- a. Hazards to Air Navigation submitted by MA Department of Transportation, Aeronautics Division  
E.D. Tammy Gropman noted that the proposal had been tabled at the previous meeting to allow Ross Seavey to review and provide a synopsis to the Board. Ross Seavey summarized the proposal and the existing 780 CMR 10<sup>th</sup> edition language, explaining that the proponent sought to restore descriptive requirements from 780 CMR 7<sup>th</sup> edition Section 111.7 (Hazards to Air Navigation). He noted that beginning with the 8<sup>th</sup> edition, the code shifted away from descriptive language and instead referenced applicable statutes for compliance, and that the 7<sup>th</sup> edition also referenced the Massachusetts Aeronautics Commission, which no longer exists.

Ross Seavey stated that noncompliance related to this provision does not appear to be significant and could be addressed through education rather than regulatory change. Reade Milne asked whether previous requirements of the 7<sup>th</sup> edition contained any substantive provisions not included in current language. The chair called on a member of the public, Robert Carasitti, who explained that the shift in approach occurred during the Model 15 effort to simplify the code and avoid the need for frequent regulatory updates when statutes change.

Luke McKneally noted that the 7<sup>th</sup> edition language more clearly described statutory requirements and suggested possible language for the 11<sup>th</sup> edition. Jake Nunnemacher questioned whether the proposal could create additional confusion or workload for building officials. Board Counsel Charles Kilb noted that it appears that building officials are not responsible for enforcing Chapter 90 statutes and that enforcement authority lies with MassDOT. Ross Seavey emphasized that embedding statutory language in the code can create conflicts when statutes change and reiterated that education was preferable to regulatory revision.

Reade Milne motioned to take no action on the proposal, seconded by Tarica Leskiw. The chair asked if there was any final discussion. Sy Nguyen asked about the availability of procedural checklists, and Jeff Clemons noted that his municipal building department's policy ensures all requirements are satisfied by applicants. Reade Milne reiterated that the issue appears localized to municipalities with airports and could be addressed through state-level education or guidance. A roll call vote was held, with no opposition or abstentions, and the motion passed unanimously.

- b. Code Change Proposals Submitted by DOER for R401-R403 and R408

Chair Davey noted that BBRS meeting agenda items numbered 5(b) and 7 were related and could be discussed concurrently. Ian Finlayson noted that he would provide the overview for agenda item number 7 first and then introduce code change proposals for item number 5(b).

Ian Finlayson motioned to refer the code change proposals to the Energy Advisory subcommittee, seconded by Michael McDowell. A roll call vote was held, none opposed, none abstained. Motion passed unanimously.

## 6. Review/Discuss/Vote - Interpretation Process

Chair Davey introduced topic of Interpretation Process. E.D. Gropman noted one change which added link to BBRS webpage. Jake Nunnemacher motioned to accept Interpretation process as presented, seconded by Jeffrey Clemons. A roll call vote was held, none opposed, none abstained. Motioned passed unanimously.

## 7. Review/Discuss - Proposed Code Change Overview from DOER - Ian Finlayson

Chair Davey introduced topic of Code Change Overview from DOER.

Ian Finlayson presented a DOER overview of IECC changes relevant to the 780 CMR 11<sup>th</sup> edition drafting process. He described the framework of base, stretch, and opt-in specialized energy codes, discussed BBRS guidance to Energy Advisory, statutory requirements, compliance pathways, and alignment considerations.

Topics reviewed included HERS ratings, Passive House standards, mechanical ventilation requirements under ASHRAE 62.2, third-party testing and verification, solar-ready roofs, EV-ready infrastructure, and coordination of language with the Stretch Code.

Ian Finlayson also reviewed proposed residential energy provisions, including R401, R402, R403, and R408. These included window requirements for new construction, replacements, and historic buildings (R402); balanced mechanical ventilation with heat recovery and duct location within conditioned space (R403); and additional efficiency improvement options and embodied carbon considerations under R408. He noted the evolution of additional efficiency options in the IECC, from 11 options in the 2021 IECC, reduced to seven in the 10<sup>th</sup> edition of 780 CMR, expanded to 51 options in the 2024 IECC, with 15 options proposed for the 11<sup>th</sup> edition and a projected increase to 78 options in the 2027 IECC. He also referenced comparative provisions in the 2021 IECC, 2024 IECC, and New York code, as well as separate treatment for accessory dwelling units (ADUs) and tiny homes.

Reade Milne questioned additional code change proposals related to Section R406. Ian Finlayson confirmed that proposals for that chapter had not yet been drafted and that additional materials would be brought to the BBRS for review. Michael McDowell raised concerns regarding housing affordability relative to increased construction costs. John Nunnari of the American Institute of Architects asked whether the proposals would apply to base code municipalities or those adopting the Stretch or Opt-In Specialized Stretch Code. Ian Finlayson clarified that the proposals applied only to the approximately 50 base-code communities and were intended to align language rather than increase stringency.

#### **8. Discuss Other Matters Not Reasonably Anticipated 48 Hours in Advance of Meeting**

Chair Davey introduced topic of Matters Not Reasonably Anticipated 48 Hours in Advance of Meeting. No matters were discussed

Reade Milne motioned to adjourn, seconded by Michael McDowell. A roll call vote was held, none opposed, none abstained. Motioned passed unanimously.

**Meeting adjourned at 11:09 AM**

#### Items Relied Upon

Agenda

Meeting Minutes

Code Change Proposals

Interpretation Process Document