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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:

October 14th, 2025, 10:00 AM: Virtual Meeting Minutes

Meeting called into order at 10:02AM

Lisa Davey (Chair)	☒ present ☐ absent	Tarica Leskiw	☒ present ☐ absent
David Riquinha (Vice Chair)	☒ present ☐ absent	Luke McKneally	☒ present ☐ absent
Michael McDowell	☒ present ☐ absent	Atiya Rahim	☐ present ☐ absent
Reade Milne	☒ present ☐ absent	Sy Nguyen	☒ present ☐ absent
Jeffrey Clemons	☒ present ☐ absent	Sarah Wilkinson or designee (Ross Seavey)	☒ present ☐ absent
Jason Ferschke	☒ present ☐ absent	Jon Davine or designee (Jake Nunnemacher)	☒ present ☐ absent
Darien Crimmin	☐ present ☐ absent	Elizabeth Mahony or designee (Ian Finlayson)	☒ present ☐ absent
Vineet Nair	☒ present ☐ absent		

- 1) Review/Vote BBRS minutes from September 9, 2025; BOCC minutes from August 5, 2025; BCAB minutes from June 17, 2025; FP/FP minutes from August 7, 2025, and August 27, 2025; Residential code minutes from August 26, 2025, and September 11, 2025

Chair Davey introduced BBRS meeting minutes from September 9th, 2025. Jeffrey Clemons motioned to approve minutes, seconded by Jake Nunnemacher. A roll call vote was held, none opposed, none abstained. Motion passed unanimously.

Chair Davey introduced BOCC meeting minutes from August 5th, 2025. Jeffrey Clemons motioned to approve minutes, seconded by Jake Nunnemacher. A roll call vote was held, none opposed, none abstained. Motion passed unanimously.

Chair Davey introduced BCAB meeting minutes from June 17th, 2025. Jake Nunnemacher motioned to approve meeting minutes, seconded by David Riquinha. A roll call vote was held, none opposed, none abstained. Motion passed unanimously.



Chair Davey introduced FP/FP meeting minutes from August 7th, 2025 & August 27th, 2025. Jake Nunnemacher motioned to approve both meeting minutes, seconded by Luke McKneally. A roll call vote was held, none opposed, none abstained. Motion passed unanimously.

Chair Davey introduced Residential Code meeting minutes from August 26th, 2025 & September 11th, 2025. Jake Nunnemacher motioned to approve both meeting minutes, seconded by Luke McKneally. A roll call vote was held, none opposed, none abstained. Motion passed unanimously.

2) Review/Discuss Board Counsel Report

Chair Davey introduced Board Counsel Report. Board Counsel Charles Kilb noted the Energy Advisory subcommittee would be the next TAC to convene. Ian Finlayson questioned subcommittee timeline and whether the BBRS could review M.G.L c. 143 including some recent changes. Board Counsel Kilb noted that he would provide a full review of the applicable sections of c. 143 for the BBRS at a meeting in the near future.

3) Review/Discuss Report from Subcommittees

Chair Davey introduced topic of subcommittee reports.

BOCC

Andrew Bobola stated that BOCC had met On October 7th, 2025, and noted the following details:

- BOCC approved September 2nd, 2025, meeting minutes
- Executive Director Report noted changes to New Employee Report Form
- Board Counsel discussed potential changes to 780 CMR 110.R7
- One hearing was conducted to appeal a denial of an exam request
- 16 Exam Approvals were requested, 14 were approved, 2 were denied
- Eight Applications for Certification were submitted, all were approved
- 11 New Employee Report Forms were submitted, all were approved
- Six Extension of Time requests were submitted, all were approved
- 24 Form A submissions were submitted, all were approved
- 16 Form B submissions were submitted, all were approved with some minor changes to hours
- Three individuals were reviewed in delegation and were reinstated as building officials

FP/FP Subcommittee

Luke McKneally stated that the FP/FP subcommittee was making good progress on code change proposals and would review refrigerant proposals in next meeting. Jake Nunnemacher noted that most 780 CMR 10th edition proposals were delayed for review under the 11th edition with exception of NFPA 720 to NFPA 72, which was included in the Board's packet.

Residential Code Subcommittee

Michael McDowell noted subcommittee was moving into chapter assignments and stated that all code change proposals from 780 CMR 10th edition were tabled until the 11th edition. Ian Finlayson requested clarification for solar setbacks. Jake Nunnemacher stated that BBRS voted on solar setbacks for 10th edition and did not table until 11th edition. Board Counsel Charles Kilb confirmed the matter had been voted on and clarified that changes to 2024 I-codes would need to be taken into consideration by subcommittees for 11th edition.

4) Review/Discuss Executive Director Report

Chair Davey introduced topic of Executive Director Report

Executive Director Tammy Gropman stated that in September 126 Construction Supervisor Licenses were issued, 1,381 were renewed, and one was reinstated. E.D. Gropman also addressed 11th edition subcommittees, stating that Energy Advisory would commence next.

5) Request for Interpretation

Chair Davey introduced topic of Requests for Interpretation.

Code Red - 780 CMR Section 414.2 Control Areas 2

Jake Nunnemacher initially addressed both requests and that the question be sent to the FP/FP Subcommittee for review/ comment and suggested that issues related to vegetated roofs be referred to the Structural Subcommittee. Chief Ross Seavey noted that vegetated roofs may be less of a structural issue and more interpretive in nature, this discussion would take place after the Code Red Discussion. Luke McKneally motioned for the Code Red discussion matter to be sent to the FP/FP subcommittee; Jake Nunnemacher seconded. Thereafter, this motion was withdrawn to allow discussion.

Discussion: Vineet Nair noted the complexity of the issue. Jake Nunnemacher referenced ICC code commentary relevant to its interpretation. Board Counsel Kilb observed that the proponent could provide testimony. Proponent Joe Ostrowski was then called on and raised matter of Figures 2 and 3 relative to jurisdictional requirements and whether chemical use and handling spaces may occupy any space on a floor. Luke McKneally sought clarification on the extent of control area boundaries and stated that he would consider withdrawing his motion if the issue could be addressed during the meeting. Ross Seavey asked whether the question required an official code interpretation or if topic was related to a misunderstanding amongst building officials. Mr. Ostrowski responded that the issue has arisen in various municipalities and has been challenged with respect to Figure 3. Luke McKneally withdrew his motion.

Jake Nunnemacher then stated that an official response was needed and reaffirmed that the issue should go to FP/FP. Board Counsel Kilb noted that the request appeared to go beyond seeking a yes or no and that a response would need to be drafted for review if a full answer was desired. Ross Seavey suggested that the proponent could draft one for BBRS approval. Ross Seavey motioned that proponent provide a written interpretation for BBRS to review at the next meeting; Jeffrey Clemons seconded.

Discussion: David Riquinha recommended referring the matter to the subcommittee. Ross Seavey stated that the code was most likely being misinterpreted by building officials rather than representing a true gray area and withdrew his motion. Sy Nguyen raised a question about the interpretation process. David Riquinha motioned to forward the question to FP/FP to draft an interpretation; Sy Nguyen seconded. A roll call vote was held, none abstained, none opposed. Motion passes unanimously.

City of Somerville – Vegetated Roofs

Ross Seavey noted building code allows vegetated roofs, with zoning preventing user choosing options. Board Counsel Kilb noted building code as prescriptive and that the matter relative to whether a local ordinance could limit materials or construction methods is legal in nature regarding interpretation of statutes, not the building code. Ian Finlayson reviewed City of Somerville zoning language. Jeffrey Clemons agreed with counsel that that this matter would require a legal

interpretation beyond the building code and should not be taken up by BBRS. Jeffrey Clemons motioned that BBRS does not take action on request as it does not fall within its jurisdiction, seconded by David Riquinha. Ian noted opposition to motion relative to jurisdiction. A roll call vote was held. Ian Finlayson, Jake Nunnemacher, and Tarica Leskiw opposed, none abstained. Motion passed with majority, all other members voted yes.

6) Discuss November Meeting Date

Chair Davey opened discussion of November meeting date. E.D. Gropman noted that it was currently scheduled for November 11th, which is Veterans Day. The Board discussed and reached a consensus that E.D. Gropman would send potential dates to Board members for consideration.

7) Discuss Other Matters Not Reasonably Anticipated 48 Hours in Advance of Meeting

Chair Davey raised topic of other matters not reasonably anticipated. Luke McKneally noted FP/FP reviewed a code change request regarding changes references to NFPA 720 to instead read NFPA 72 and that the subcommittee has voted that the matter be instead referred to the BBRS to prepare an interpretation. Board Counsel Kilb noted that an item regarding issuing an interpretation can be put on the agenda for the next meeting,

David Riquinha motioned to adjourn meeting, seconded by Jake Nunnemacher.

Meeting adjourned at 11:26 AM.

Items Relied Upon

Agenda

Meeting Minutes

Requests for Interpretation

FP/FP NFPA Recommendation