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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:

November 5th, 2025, 10:00 AM: Virtual Meeting Minutes
Meeting called into order at 10:02 AM

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|----------------------------------|---|---|---|
| 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 (joined at 11:00) | <input checked="" type="checkbox"/> Present <input type="checkbox"/> Absent | Sy Nguyen | <input type="checkbox"/> Present <input checked="" 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 - BBRS minutes from October 14, 2025; BOCC meeting minutes from September 2, 2025; FP/FP meeting minutes from September 10, 2025, and September 24, 2025

Chair Lisa Davey introduced BBRS meeting minutes from October 14th, 2025. Jake Nunnemacher motioned to approve minutes, David Riquinha seconded. The Board discussed; Jeffrey Clemons raised matter of typographical errors. Chair Davey noted that errors would be corrected. A roll call vote was held. None opposed, none abstained. Motion passed unanimously.

Chair Davey introduced BOCC meeting minutes from September 2nd, 2025. Jeffrey Clemons motioned to approve minutes, Michael McDowell seconded. A roll call vote was held. None opposed, none abstained. Motion passed unanimously.



Chair Davey introduced FP/FP meeting minutes from September 10th, 2025, and September 24th, 2025. Jake Nunnemacher motioned to approve minutes, Luke McKneally seconded. A roll call vote was held. None opposed, none abstained. Motion passed unanimously.

2. Review / Discuss: Board Counsel Report

Chair Davey introduced topic of Board Counsel Report.

Board Counsel Charles Kilb noted pending regulations referencing A2L refrigerants and solar setbacks are still awaiting internal approval, but all work on his part was completed. Board Counsel Kilb also noted that the requested overview of the BBRs' statutes (Chapters 143 and 22) would be conducted at the next meeting.

3. Review / Discuss: Interpretation Process

Chair Davey introduced topic of code interpretation process. Executive Director Tammy Gropman discussed development of process for BBRs review and introduced draft document. Jake Nunnemacher questioned timeline of process and whether it would follow the same bi-annual schedule as code change proposals. E.D. Gropman clarified that requests for interpretation would be an open process and would be separate from code change proposals. Jake Nunnemacher also commented on the "yes/no" format of requests and raised question as to how the process would address more complex code interpretations. Jeffrey Clemons commented on Codeword periodical and stated that such code interpretations should be reviewed by BBRs before being disseminated to building officials. The Board discussed details and structure of draft interpretation document. Ross Seavey responded to Jeffrey Clemons statement regarding code interpretations in periodicals, noting that Codeword is published by the Office of Public Safety and Inspections rather than BBRs, and clarified that the information contained within is classified as guidance instead of official interpretation.

Jake Nunnemacher also noted the difference between OPSI-issued guidance and BBRs interpretations and recommended that language be added to specify "official interpretations" by BBRs using a numbered system. Nunnemacher also questioned whether BBRs interpretations would be carried over through code cycles, noting that BFPR interpretations do not. Ross Seavey noted that all interpretations of the model code should be directed to the ICC. Chair Davey noted that BBRs staff would make changes and provide new draft for a vote at the next meeting.

4. Review / Discuss: Report from Subcommittees

Chair Davey introduced topic of reports from subcommittees.

a) BOCC

No members appeared to present report.

b) FP/FP

Dave LeBlanc appeared and stated that the subcommittee was making progress with code change proposals and topic of A2L refrigerants, would begin chapter discussions at next meeting, and was in process of reviewing request for interpretation.

c) Residential Code

No members appeared to present report.

5. Review / Discuss: Executive Director Report

Chair Davey introduced topic of Executive Director Report.

a. CSL Update

E.D. Tammy Gropman stated that the number of CSLs issued in September was 126, with 1,381 renewals, the number of CSLs issued in October was 87, with 1,335 renewals, and that two Continuing Education waivers were issued in October with no reinstatements.

b. BCAB Attendance

E.D. Gropman also addressed BCAB attendance, encouraging all members to attend. Ian Finlayson noted interest in serving on the BCAB, indicating he didn't think he had a previous invitation.

Chair Davey questioned invite process, raised possibility of meeting invites being sent to all BBRS members, and also noted that she had never received communication relative to BCAB schedule. Jeffrey Clemons stated that he receives communications twice per month and indicated that members should reach out to DOL staff member who sends BCAB invitations. Chair Davey reiterated that invitations should be sent to all members.

c. Other Matters

E.D. Gropman then provided information on the 527 CMR draft process, stating that BFPR had approved Chapters 22-55, and was currently reviewing Chapters 10-19 and 60-74, and that the code would be promulgated at November 6th, 2025, BFPR meeting.

Jeffrey Clemons questioned CSL test passing rate. Ross Seavey stated that the last update from PSI indicated that pass rates were up to 38% and noted ongoing effort to improve questions as well as upcoming increase in test time.

6. Review/Vote NFPA 72 Language

Chair Davey introduced topic of amended reference to NFPA 72 language.

Luke McKneally read proposed language which stated that NFPA 72-2019 shall be considered equivalent to NFPA 720-2015 as related to carbon monoxide systems. The Board discussed.

Ian Finlayson motioned to approve NFPA language with additional context, seconded by Jeffrey Clemons. Discussion. Jake Nunnemacher noted for the record the relevant code sections were 780 915.5.1, 780 915.5.2, IRC R315.7.1, and R315.7.2. He indicated his continued support for a code change instead of an interpretation. A roll call vote was held. Jake Nunnemacher opposed motion, Michael McDowell and Reade Milne both abstained. Motion passed with majority.

7. Review: Code Change Proposals

Chair Davey introduced topic of Code Change Proposals. Luke McKneally noted code change tracker.

Code-Change-Proposal-Form_Table1006.3.4_ZWelch_23MAY2025

E.D. Tammy Gropman noted that proponent Zachary Welch was on the call. Chair Davey noted that the Board would start with Zachary Welch's proposal related to 780 CMR 1006.3.4. Mr. Welch discussed background of proposal regarding single-stair exits, noting that current egress requirements limit construction of mid-rise multi family housing. He also addressed fire and life-safety concerns, citing statistics from study into fire by building type. Proponent Sam Naylor spoke and stated that the proposal he had submitted was similar in nature to the one that was being presented.

B_Chap10_CC63_2025-05-01_V1

Chair Davey introduced Sam Naylor's Code Change Proposal relative to single-stair exits. Sam Naylor discussed similarity to Zachary Welch's submission, noting that he was proposing to increase the number of single-stair exit buildings from three stories to six, reduces maximum length of dead end to 20 feet in the corridor, and that proposal was only related to R2 occupancy. Luke McKneally raised question of maximum unit count. Sam Naylor clarified that the proposal maintained a four-unit per floor maximum.

John Nunnari, Executive Director of the American Institute of Architects Massachusetts provided background that AIA's Government Affairs Committee held a meeting in October 2025 where this topic was discussed, noting that differing viewpoints were presented from a fire-safety perspective. John Nunnari noted that while AIA has no official position on the topic, it did support proposed legislation related to creating a study group for single-stair residential buildings.

B_App115_CC02_2025-10-20_V2

Chair Davey introduced Kerry Sutton's Code Change Proposal. Kerry Sutton, representing the American Concrete Institute, provided background on proposal for minimum personnel qualifications, stating that it had been introduced during the last code cycle and was referred to the Structural Advisory subcommittee who reviewed and approved it.

B_Chap1_CC09_2025-10-20_V2

Chair Davey introduced first proposal from Tamara Small and Anastasia Daou, representing the National Association of Industrial and Office Parks. Proponents were not present to speak on topic. Jeffrey Clemons noted that the proposal was intended to change requirements for permitted work from “any wall” to “any load-bearing wall”.

B_Chap1_CC10_2025-10-20_V2

Chair Davey introduced second proposal from Tamara Small and Anastasia Daou, representing the National Association of Industrial and Office Parks. Chair Davey noted that this was also a proposal relative to straightforward language change.

B_Chap2_CC59_2025-09-06_V1

Chair Davey introduced Sam Naylor’s proposal relative to allowable height of high-rise buildings. Sam Naylor noted that Massachusetts defines a “high-rise” as being measured 70-feet to the roof, whereas IBC defines it as 75 feet measured to the base of highest floor. Sam Naylor also noted other jurisdictions where the definition has been reverted back the model code, and that this change would aid reduction in housing construction costs.

Stephen Jacob Smith provided national context citing several jurisdictions that alter the definition but maintained that adoption of the IBC definition is consistent across the country. Stephen Jacob Smith also stated that the IBC limit is in place because it’s determined to be the limit of ground-based fire service apparatus.

B_Chap9_CC60_2025-09-08_V1

Chair Davey introduced proposal from Tier Two Shop Drawings, Tighe & Bond. Proponent was not present, but Chair Davey noted that this item was relative to an outdated code reference.

B_Chap10_CC61_2025-09-15_V1

Chair Davey introduced proposal from Carsten Jonas, who provided background on egress signage graphics and noted M.G.L C.143 S. 21D as the relevant section of state law.

Chapter 1 – MassDOT Aeronautics

Chair Davey introduced proposal from MassDOT Aeronautics. E.D. Tammy Gropman noted that staff had tried to contact the proponent, but the email provided was no longer in service. Luke McKneally noted that the BBRS has already reviewed and agreed to approve proposal but was uncertain as to whether a vote had taken place.

8. Discuss: Other Matters Not Reasonably Anticipated 48 hours in Advance of Meeting

Chair Davey raised topic of matters not reasonably anticipated. Jeffrey Clemons questioned whether staff could provide list of openings for 11th edition subcommittees. E.D. Tammy Gropman noted that this could be added to the BBRS website.

Jeffrey Clemons motioned to adjourn, Jake Nunnemacher seconded.

Meeting adjourned at 11:58 AM.

Items Relied Upon

Agenda

Draft Minutes

Code Change Proposals