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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:

December 9th, 2025, 10:00 AM: Virtual Meeting Minutes  
Meeting called into order at 10:02 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 type="checkbox"/> Present <input checked="" type="checkbox"/> Absent
Michael McDowell	<input checked="" type="checkbox"/> Present <input type="checkbox"/> Absent	Atiya Rahim	<input type="checkbox"/> Present <input checked="" type="checkbox"/> Absent
Reade Milne	<input type="checkbox"/> Present <input checked="" 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 checked="" type="checkbox"/> Present <input type="checkbox"/> Absent	Jon Davine or designee (Jake Nunnemacher)	<input checked="" type="checkbox"/> Present <input type="checkbox"/> Absent
Darien Crimmin	<input checked="" type="checkbox"/> Present <input 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**

**a.** BBRS minutes from November 5th, 2025, **b.** BOCC minutes from October 7th, 2025, and November 18th, 2025, **c.** FP/FP minutes from October 8th, 2025, **d.** Residential code minutes from September 25th, 2025, and October 9th, 2025

Chair Davey raised topic of reviewing meeting minutes.

Jeffrey Clemons motioned to approve BBRS meeting minutes from November 5<sup>th</sup>, 2025, seconded by Michael McDowell. A roll call vote was held, none opposed, none abstained. Motion passed unanimously.



Michael McDowell motioned to approve BOCC meeting minutes from October 7<sup>th</sup> and November 18<sup>th</sup>, 2025, seconded by Jake Nunnemacher. A roll call vote was held, none opposed, none abstained. Motion passed unanimously.

Jake Nunnemacher motioned to approve FP/FP subcommittee meeting minutes from October 8<sup>th</sup>, 2025, seconded by Jason Ferschke. A roll call vote was held, none opposed, none abstained. Motion passed unanimously.

Michael McDowell motioned to approve Residential subcommittee meeting minutes from September 25<sup>th</sup> and October 9<sup>th</sup>, 2025, seconded by Jason Ferschke. A roll call vote was held, none opposed, none abstained. Motion passed unanimously.

## **2) Review/Discuss - Board Counsel Report**

Chair Davey raised topic of Board Counsel Report.

### **a. BBRS Statutes**

Board Counsel Charles Kilb provided an overview of statutes relevant to BBRS. The presentation included a review of M.G.L. c. 143, sections 3, 3A, and 93–100, including the establishment, composition, ethics, quorum, and procedural requirements of the Board; BBRS authority to adopt and update the State Building Code on a five-year cycle; conduct public hearings; issue and modify interpretations; review enforcement activities; and promulgate administrative procedures. Board Counsel Kilb also discussed BBRS authority related to Construction Supervisor Licensure, continuing education, certification of building officials, adoption of the IECC, and purpose of the Building Code Appeals Board. Additional sections included provisions related to building official appointments, inspector continuing education, specialized codes, energy efficiency and greenhouse gas reduction considerations, notice requirements under M.G.L. c. 30A s. 2, and establishment of state inspectors under M.G.L. c. 22 s. 4A. Counsel noted that all the statutes discussed are found online for public access.

## **3) Review/Discuss - Report from Subcommittees**

Chair Davey raised topic of Report from Subcommittees.

### **a. BOCC**

Andy Bobola stated that BOCC met in Boston on December 2nd, 2025. He noted the Executive Director Report and staff effort to receive all municipal clerk forms for building officials, and stated the following information:

- BOCC received 11 Application for Examination packets, all were approved.
- BOCC received one Application for Certification, which was approved.
- BOCC received ten New Employee Report Forms, nine were approved and one was tabled for more information.
- BOCC received nine Extension of Time Requests, seven were approved, one was tabled for more information, and one was denied.
- BOCC received 29 Applications for Continuing Education Form A submissions, all were approved. BOCC received 18 Applications for Continuing Education Form B submissions, all were approved with some minor changes.

### **b. FP/FP**

Dave LeBlanc stated that at the last meeting, FP/FP addressed interpretation on Hazardous Material Control Areas and had begun 11<sup>th</sup> edition chapter review starting with chapter 33. He indicated the subcommittee's goal of completion within six months may need further discussion.

### **c. Residential**

Jason Fershke stated that Residential subcommittee was reviewing the applicable chapters of the International Residential Code.

**d. Energy Advisory**

Ian Finlayson stated that Energy Advisory had met twice, with the first meeting covering overview of process and chapters, that he had been elected Chair but that no secretary had yet been nominated. He stated that at the second meeting he provided a presentation of changes made from 2021 to 2024 IECC residential provisions, amendments from 10<sup>th</sup> edition, and that subcommittee discussed code change proposals from 10<sup>th</sup> edition process.

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

Chair Davey Raised topic of Executive Director Report.

E.D. Tammy Gropman stated that in November 2025, 111 Construction Supervisor Licenses were issued, 1,182 were renewed, there were no reinstatements, and two Continuing Education waivers were issued.

**5) Review/Discuss/Vote Code Change Proposals**

Chair Davey raised topic of Code Change Proposals.

**a. Chapter 115 Appendices Code Proposal**

Ross Seavey motioned to delegate review of this code change proposal to Structural Subcommittee, David Riquinha seconded. A roll call vote was held, none opposed, none abstained. Motion passed unanimously.

**b. Repairs Code Change Proposal**

Jeffrey Clemons commented on nature of proposal as relative to fire blocking and noted opposition to proposal. Ross Seavey discussed issues of substantial changes and also noted opposition to proposal. Sy Nguyen also opposed the proposal on the basis of fire blocking and stated that determinations should be left to building officials. Jeffrey Clemons motioned to take no action, seconded by Sy Nguyen. A roll call vote was held, Darien Crimmin opposed, none abstained. Motion passed with majority.

**c. Alternative Materials and Methods of Construction and Equipment Code Change Proposal**

Jeffrey Clemons raised question regarding intent of proposal relative to discretion of building official. Ian Finlayson discussed proposed language and stated he believed the intent was to not change the discretion of the building official but to place the onus on the Architect of Record or Registered Design Professional. Michael McDowell stated that all code change proposals should be delegated to subcommittees. Ian Finalayson motioned to delegate code change proposal to Structural subcommittee, seconded by Michael McDowell. A roll call vote was held, Jeffrey Clemons, Jake Nunnemacher, and Sy Nguyen opposed, none abstained. Motion passed with majority.

**d. Exit Sign Language Code Change Proposal**

Ian Finlayson stated that there was no obvious subcommittee and that proposal should be resolved at BBRS level. Proponent Carsten Jonas spoke and suggested that FP/FP would be the appropriate subcommittee. Jake Nunnemacher concurred and motioned to delegate code change proposal to FP/FP, seconded by Jeffrey Clemons. A roll call vote was held, none opposed, none abstained. Motion passed unanimously.

**e. Single Stair Exits Code Change Proposal (SN)**

Ian Finlayson motioned to delegate proposal to FP/FP, seconded by Jeffrey Clemons. Board Counsel Charles Kilb discussed prospective legislative bills to create study group on topic of

single stair exits. John Nunnari stated that the bills had been reported favorably in legislature and was moved to Ways and Means committee. A roll call vote was held, none opposed, none abstained. Motion passed unanimously.

f. Single Stair Exits Code Change Proposal (ZW)

Jake Nunnemacher motioned to delegate code change proposal to FP/FP, seconded by Jeffrey Clemons. A roll call vote was held, none opposed, none abstained. Motion passed unanimously.

g. High Rise Definitions Code Change Proposal

Ross Seavey noted statutory relevance of high-rise definition and questioned the sequencing of the code change process. Board Counsel Charles Kilb referenced MGL c.148, s. 26A, noting that sprinkler requirements are established in statute for buildings above 70 feet in height. Dave LeBlanc discussed proposed definition of a high-rise building and statutory requirements for sprinklers, positing that the two could coexist without conflict. Ross Seavey agreed, noting consistency with the International Building Code and suggested referral to the FP/FP. Doug Anderson stated that the M.G.L. does not define high-rise, and that the term was not addressed in 780 CMR until the 4th Edition in the 1980s, when high-rise provisions were adopted from statute. Ian Finlayson motioned to delegate code change proposal to FP/FP, seconded by Michael McDowell. A roll call vote was held, none opposed, none abstained. Motion passed unanimously.

h. Fire Alarm and Detection Verbiage Errors Code Change Proposal

Jake Nunnemacher noted scrivener's error in code and motioned to delegate proposal to FP/FP, Ross Seavey seconded. A roll call vote was held, none opposed, none abstained. Motion passed unanimously.

i. Hazards to Air Navigation Code Change Proposal

Ross Seavey noted proposal was relevant to 780 CMR Chapter 1, and that it would be appropriate for BBRS to review rather than a subcommittee. Curtis Meskus recommended BBRS take no action, describing an abundance of regulations building officials have to navigate. Ross Seavey stated that he would review proposal and provide synopsis to board. Ross Seavey motioned to table until next meeting, seconded by Michael McDowell. A roll call vote was held, none opposed, none abstained. Motion passed unanimously.

6) Review/Discuss Interpretation process

E.D. Tammy Gropman presented proposed language for interpretation process. Ian Finlayson noted that majority of interpretation requests will require more than a yes/no answer. Jeffrey Clemons questioned whether code interpretations would carry over from one edition of the building code to another. Board Counsel Kilb noted that this item would likely be on the next agenda for vote at the next meeting.

7) Review/Discuss/Vote Code Interpretation from FPPF Subcommittee

Jake Nunnemacher noted FP/FP reviewed request for interpretation. Dave LeBlanc discussed review of hazardous material control area, noting fire-rated partitions in buildings and increased quantities stored in separated fashion. Ross Seavey motioned to approve interpretation provided by FP/FP with condition that staff provide final rewrite to ensure proper commentary copyright and citation, seconded by Jake Nunnemacher. A roll call vote was held, none opposed, none abstained. Motion passed unanimously.

8) Discuss other matters not reasonably anticipated 48 hours in advance of meeting

Dave LeBlanc indicated that subcommittees must balance prioritizing delegated code change proposals versus delegated chapter assignments for 11<sup>th</sup> edition of 780 CMR. Ian Finlayson noted DOER presentation and questioned if topic of A2L refrigerants could be reviewed by the Energy Advisory subcommittee, it was noted that this is an assignment for the FPPF subcommittee.

Michael McDowell motioned to adjourn, Jake Nunnemacher seconded. A roll call vote was held, none opposed, none abstained. Motion passed unanimously.

**Meeting adjourned at 12:26 P.M.**

**Items Relied Upon**

Agenda

Meeting Minutes

Code Change Proposals