



**MAURA HEALEY**  
GOVERNOR

**KIM DRISCOLL**  
LIEUTENANT GOVERNOR

**YVONNE HAO**  
SECRETARY, EXECUTIVE OFFICE  
OF ECONOMIC DEVELOPMENT

**Commonwealth of Massachusetts**  
**Division of Occupational Licensure**  
**Office of Public Safety and Inspections**  
1000 Washington Street, Suite 710  
Boston, Massachusetts 02118

**LAYLA R. D'EMILIA**  
UNDERSECRETARY, CONSUMER  
AFFAIRS AND BUSINESS  
REGULATION

**SARAH R. WILKINSON**  
COMMISSIONER, DIVISION OF  
OCCUPATIONAL LICENSURE

**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 02, 2024

10 am – 1 pm

Virtual Special Meeting Minutes

Meeting called into order at 10:02 a.m.

Roll Call, by BBRS Chair:

Lisa Davey	<input checked="" type="checkbox"/> present	<input type="checkbox"/> absent	Tarica Leskiw	<input type="checkbox"/> present	<input checked="" type="checkbox"/> absent
David Riquinha	<input type="checkbox"/> present	<input checked="" 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 type="checkbox"/> present	<input checked="" type="checkbox"/> absent
John Couture	<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	<input checked="" type="checkbox"/> present	<input type="checkbox"/> absent
Jason Ferschke	<input checked="" type="checkbox"/> present	<input type="checkbox"/> absent	Jon Davine, or designee	<input checked="" type="checkbox"/> present	<input type="checkbox"/> absent
Darien Crimmin	<input type="checkbox"/> present	<input checked="" type="checkbox"/> absent	Elizabeth Mahony, or designee	<input checked="" type="checkbox"/> present	<input type="checkbox"/> absent

1. Public Hearing per M.G.L. c. 30A to consider amendments to 780 CMR 1.00 and 51.00

Lisa Davey opened the hearing with an opening statement, she reported that the purpose of the hearing was for members of the public to comment on changes to the Massachusetts State building Code 780 CMR. Specifically, she indicated the sole regulation to be discussed is the end date of the concurrency period during which either the 9th or 10th editions of the code could be utilized. As proposed for the hearing, the end of the concurrency period would be June 30<sup>th</sup>, 2025. Lisa Davey gave attendees an opportunity to speak about the proposal. Three attendees spoke:

1. John Nunnari stated the American Institute of Architects supports the change to the concurrency period.
2. Richard Crowley supports the change to the concurrency period.
3. Guy Webb supports the change to the concurrency period.

Lisa Davey informed members and the public that the Board received letters in support of extending the concurrency period from the Greater Boston Real Estate Board, Home Builders and



Remodelers Association of Massachusetts, and the Massachusetts Association of Realtors and Commercial Real Estate Development Association of Massachusetts, NAIOP.

Once all attendees had an opportunity to testify and no other individuals sought to address the BBRS, the chair concluded the hearing.

2. Discuss / Vote Amendments to 780 CMR 1.00 and 51.00

The chair noted that this portion of the agenda would allow the BBRS to take a final vote on the code changes. Prior to calling to a vote, she asked if any members had any comments.

Jeffrey Clemens inquired about the effect of the concurrency period on periodic inspections for short-term rentals, which are included in the 10th edition but not the 9<sup>th</sup> edition. He also inquired regarding which energy conservation code is applicable.

Legal counsel Charles Kilb addressed the BBRS to respond. While he indicated he would research the matter further, he indicated it was his understanding that periodic inspections are driven by applications, thus applicants would be able benefit from the concurrency period while pending. Regarding the energy code, counsel noted that the BBRS would need to review the next edition of the base code soon, but for purposes of the concurrency period, installers in base code communities could follow the ninth edition until the concurrency period ends. Therefore, counsel noted that for the near future. Massachusetts effectively has four energy codes, two base and two stretch.

Thereafter, the chair asked if there were any other comments. Hearing none, she called for a vote.

Michael McDowell made a motion to finalize the regulations governing the concurrency period to end June 30th, 2025 as drafted. This motion was seconded by John Couture. A roll call was conducted and the motion passed unanimously with each member voting yes.

3. Discuss other matters not reasonably anticipated 48 hours in advance of meeting.

No matters were raised.

Adjournment

Michael McDowell made a motion to adjourn meeting at 10:31am seconded by Jacob Nunnemacher. A roll call was conducted and the motion passed unanimously.

Items Relied upon

Agenda

Draft regulations

Written public comments