



MAURA HEALEY
GOVERNOR

KIM DRISCOLL
LIEUTENANT GOVERNOR

ERIC PALEY
SECRETARY, EXECUTIVE OFFICE
OF ECONOMIC DEVELOPMENT

Commonwealth of Massachusetts
Division of Occupational Licensure

One Federal Street, Suite 600
Boston, Massachusetts 02110-2012

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:

February 10th, 2026, 10:00 AM: Virtual Meeting Minutes
Meeting called into order at 10:03 AM

Lisa Davey (Chair)	<input type="checkbox"/> Present <input checked="" 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 (joined at 10:15AM)	<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

Vice-Chair David Riquinha introduced topic of meeting minutes.

a. BBRS minutes from January 13, 2026

Reade Milne motioned to approve BBRS meeting minutes pending correction, seconded by Michael McDowell. A roll call vote was held, none opposed, none abstained. Motion passed unanimously.

b. FP/FP minutes from December 17, 2025

Jake Nunnemacher motioned to approve FP/FP meeting minutes, seconded by Jeffrey Clemons. A roll call vote was held, none opposed, none abstained. Motion passed unanimously.

c. Residential Code minutes from October 23 and November 6, 2025

Ross Seavey motioned to approve Residential meeting minutes, seconded by Reade Milne. A roll call vote was held, none opposed, none abstained. Motion passed unanimously.



- d. Energy Advisory minutes from November 19, December 3 and December 16, 2025
Jake Nunnemacher motioned to approve Energy Advisory meeting minutes, seconded by Michael McDowell. A roll call vote was held, none opposed, none abstained. Motion passed unanimously.
- e. BCAB meeting minutes from September 4, September 23, October 2, and October 21, 2025
Jeffrey Clemons motioned to approve BCAB meeting minutes, seconded by Jake Nunnemacher. A roll call vote was held, none opposed, none abstained. Motion passed unanimously.
- 2) Review/Discuss - Board Counsel Report**
Vice-Chair Riquinha introduced topic of Board Counsel Report. Board Counsel Charles Kilb noted the five active BBRS subcommittees, discussed specialized code and regulatory references in 780 CMR, and noted the work being undertaken to provide consistent language throughout 11th edition drafting process.
- 3) Review/Discuss - Report from Subcommittees**
Vice-Chair Riquinha introduced topic of Report from Subcommittees.
- a. BOCC
Andy Bobola provided report on BOCC February 3rd, 2026, meeting at One Federal Street in Boston. He discussed the ongoing review and draft changes of 780 CMR 110.R7, and noted following statistics:
- Two continuing education courses were submitted for review; both were approved.
 - 11 Applications for Examination were submitted; 10 were approved and one was denied.
 - Five Applications for Certification were submitted; all were approved.
 - Eight New Employee Report Forms were submitted; all were acknowledged.
 - Five Extension of Time Requests were submitted, three were approved, two were denied.
 - 12 Form A submissions were reviewed; all were approved.
 - 14 Form B submissions were reviewed; with some minor modifications all were approved.
- b. FP/FP
Dave LeBlanc provided report on FP/FP subcommittee. He stated that the committee had completed review of 780 CMR chapters 33 and 7, was in the process of reviewing chapter 4 with one related code change proposal, and that chapter 9 review would follow. He also noted that the committee had voted on a code change proposal related to construction documents that would be forwarded to BBRS and that FP/FP was projected to complete its work in June.
- c. Residential Code
Reade Milne provided report on Residential Code subcommittee. She noted that one meeting scheduled in January had been cancelled, that the committee had approved code change proposals for five chapters, tabled chapters 21, 22, & 23 for guidance on regulatory references, and were expected to vote on short-term rental language at following meeting.
- d. Energy Advisory
Ian Finalayson provided report on Energy Advisory subcommittee. He stated that the committee had voted on two items delegated from BBRS, held preliminary conversations on topics for future meetings, were halfway through reviewing residential sections and would then move to commercial chapters.
- e. Climate Resiliency
E.D. Tammy Gropman reported that the Climate Resiliency subcommittee convened on February 9th, 2026, that committee member Mia Mansfield had been nominated as Chair, and that a secretary had yet to be nominated. Vice-Chair Riquinha questioned which areas Climate Resiliency would review, E.D. Gropman noted chapters assigned in charging document. Board Counsel Kilb noted potential areas of overlap with other subcommittees would be addressed as they emerge.

4) Review/Discuss - Executive Director Report

Vice-Chair David Riquinha introduced topic of Executive Director Report.

a. Construction Supervisor License

E.D. Gropman stated that for the month of January there were 198 CSLs issued, 1,619 renewed, and no reinstatements.

E.D. Gropman provided update on Request for Interpretation process and stated that both pdf and online forms were now available on the BBRS website. Jeffrey Clemons questioned CSL test passing rate and increase in testing time. Ross Seavey confirmed the time increase from three hours to four would begin on April 9th, 2026, and noted that exam questions were recently updated.

5) Review/Discuss/Vote - Code Change Proposals

Vice-Chair David Riquinha introduced topic of Code Change Proposals.

a. DOER Code Change Proposals for 2024 Residential Code

Ian Finlayson introduced DOER Code Change Proposals and noted potential delegation to Energy Advisory subcommittee. Finlayson discussed proposal regarding IECC Residential Chapters 1 and 2, including Massachusetts-specific definitions for “Accessory Dwelling Unit”, “all-electric building”, and “substantial project”. David Riquinha raised question regarding townhomes and proposed definition of substantial project. Jeffrey Clemons questioned whether new definition was to clarify potential confusion regarding extensive alterations and HERS ratings. Finlayson noted that the 2024 IECC had removed Appendix AJ and that proposed definition was a result of this change. Jake Nunnemacher questioned definition of all electric building and exception for emergency backup generator. Reade Milne raised continuing education question regarding change in conditions. Finlayson also noted proposed change to Chapter 6 referenced standards. Ian Finlayson motioned to delegate proposals to EAC, seconded by Jake Nunnemacher. A roll call vote was held, none opposed, none abstained. Motion passed unanimously.

6) Review/ Discuss/Vote - Code Interpretations

Vice-Chair David Riquinha introduced topic of Requests for Interpretation.

a. 2026-02 Applicability of Section 406 Motor Vehicle Related Occupancies to Factory Occupancies with Grade-Level Overhead Doors from P. Franey

Vice-Chair Riquinha discussed storage/contractor bay doors, Reade Milne noted that building officials can only act on use in applications as presented and that change in use compliance is responsibility of end user. Ross Seavey discussed self-storage facility with docks and the placement of stipulations on Certificate of Occupancy. Jeffrey Clemons agreed with Seavey, noting a reliance on information included in permit application. Ross Seavey motioned to approve interpretation request stating that Section 406 does not apply to elective inclusion of grade-level overhead doors in a factory or industrial occupancy, seconded by Michael McDowell. Board entered discussion, with Jake Nunnemacher stating the matter was prevailing issue when no change in use is sought. Reade Milne reiterated reliance on information in permit applications and noted building officials do not have authority to preemptively avoid undocumented changes to a future use. A roll call vote was held, Jake Nunnemacher opposed, none abstained. Motion passed with majority.

b. 2026-03 Design of Transit and Commuter Rail Stations from J. Hoyt

Ross Seavey noted the discrepancy between 2014 and 2020 NFPA references in 780 CMR Chapters 1 and 35 respectively. Seavey discussed a potential cause of the discrepancy being Chapter 1 of 780 CMR 9th edition being carried forward to the 10th edition without reference correction. Board Counsel Kilb raised question as to whether there was a substantive difference between the cited references and expressed concern with the Board providing an interpretation without further context. Jake Nunnemacher raised question as to whether MBTA had its own specialized code which referenced this standard or if the matter was solely a scrivener’s error. Nunnemacher also noted that a representative from the organization that submitted the request was present.

Dan Picciano of Code Red Consultants stated that the MBTA refers to the building code and that, while it does utilize its own criteria of design directives, these are not a specialized code. Picciano noted that the question regarding conflicting references arose during the design phase of two MBTA projects. Board Counsel Kilb reiterated that if there is no concern if no substantive differences are present for the Board to provide an interpretation. Ross Seavey stated that there were substantive differences between 2014 and 2020 NFPA, but that a more detailed analysis would be required to determine whether a conflict is present. Seavey noted that OPSI staff could conduct additional research to provide more context at the following meeting. Dave LeBlanc noted that the FP/FP subcommittee reviewed and voted on this matter for the 10th edition and stated that it may have been overlooked as errata. Jake Nunnemacher stated that it was improper for 780 CMR 101.4.13 to exist as it does not reference a specialized code. Nunnemacher noted that the reference could be moved to Chapter 4 for the 11th edition. Jake Nunnemacher motioned to send matter to BBRS staff for a report at the following meeting, seconded by Ian Finlayson. A roll call vote was held, none opposed, none abstained. Motion passed unanimously.

7) Review/Discuss - Update on DOER Stretch and Specialized Code Expected Public Comment Period

Vice-Chair David Riquinha introduced topic of DOER updates. Ian Finlayson discussed Stretch Energy and specialized Opt-In codes, noting that these were last updated in February of 2025. Finlayson presented document and noted a number of minor improvements, such as pre-wiring requirements for district energy systems, additional flexibility on air leakage testing, increased options for embodied carbon credits, Thermal Energy Demand Intensity pathway for buildings under 40,000 square feet, modification of pre-wiring requirements in specialized code to allow for engineered systems, and a new six-month concurrency period.

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

Vice-Chair David Riquinha introduced topic of matters not reasonably anticipated 48 hours in advance of meeting. None were discussed.

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

Meeting adjourned at 11:30 AM.

Items Relied Upon

Agenda

Meeting Minutes

Code Change Proposals