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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:

February 11, 2025 10 am – 2 pm
Virtual Meeting Minutes

Meeting called into order at 10:01 a.m. Tammy Gropman introduced as the new Executive Director for the BBRS by Andrew Bridges.

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

1. Review / Vote BBRS Minutes from 01/14/2025, BOCC minutes from 01/07/2025, BCAB minutes from 12/05/2024 and 12/17/2024

Jeffrey Clemons made a motion to approve the BBRS minutes from 1/14/25 with minor amendments, seconded by Jacob Nunnemacher. A roll call was conducted and the motion passed unanimously.

Jeffrey Clemons made a motion to approve the BOCC minutes from 1/7/25, seconded by John Couture. A roll call was conducted and the motion passed unanimously.

Jacob Nunnemacher made a motion to approve the BCAB minutes from 12/5/24, seconded by David Riquinha. A roll call was conducted and the motion passed unanimously.

Jacob Nunnemacher made a motion to approve the BCAB minutes from 12/17/24, seconded by David Riquinha. A roll call was conducted and the motion passed unanimously.

2. Review / Discuss Board Counsel Report

Board Counsel Charles Kilb reported to the BBRS that he is working with staff to get the 11th Edition subcommittees ready. John Couture asked Board Counsel about the concurrency period. Board Counsel confirmed his understanding that it has been finalized. Ian Finlayson asked Board Counsel for a status update on the amendments to the 10th edition for A2L refrigerants. Charles



Kilb stated he still does not have much to report on. If there are any inquiries, to forward these to him and the other BBRS staff.

3. Review / Discuss Report from BOCC Designee

Andrew Bobola provided a report of the BOCC meeting held February 4, 2025.

He reported that there are ~170 Building Officials who do not have the appropriate CEUs. He stated that multiple attempts have been made to building officials and their appointing authorities. Mr. Bobola mentioned BOCC Board Counsel is developing a policy to allow reciprocity under certain conditions regarding out of state applicants.

Andrew Bobola noted the BOCC is actively pursuing a member of academia.

4. Review / Discuss Executive Director Report

- a. Construction Supervisor License totals for the month of January 2025
 - a. Executive Director Chris Rogers reported there were 211 CSLs issued and processed 1235 renewals.
- b. Construction Supervisor License Waivers/Reinstatements
 - a. Executive Director Chris Rogers reported there were 0 reinstatement requests granted, and 1 continuing education waiver issued.

Jeffery Clemons posed a question about pass/fail rates for CSLs, stating he is hearing of a high failure rate. Mr. Clemons noted there needs to be a better passage rate and asked if there is a measure to determine if the test is too hard or not relevant? Chris Rogers reported that it will take a few months to get this data.

5. Discuss Status of Subcommittees

- a. 11th Edition Subcommittee

Chair Davey reported they are making great progress. Chair Davey reported they are developing recommendations for the process of the 11th edition and working in conjunction with Commissioner Wilkinson on subcommittees to finalize before the next meeting which will take place on the 2/27/25. A member of the public asked whether code changes from the 10th edition public hearing that were submitted but not acted upon will be utilized. Board Counsel indicated that the subcommittee has been discussing taking the proposals and considering them without requiring a resubmittal by the applicant. Jeffrey Clemmon asked a question of what edition of the ICC the 11th edition will be based off. Board Counsel noted that based on BBRS discussions, the underlying assumption is that the latest I-codes, currently 2024, will be used, the BBRS is free to change that assumption if desired.
- b. Solar Setback Subcommittee

Luke McKneally informed members they have been meeting regularly and making good progress. The next meeting is 2/28/25. The subcommittee is preparing a code change proposal form with hopes to submit to the BBRS shortly.

6. Discuss ADU Law Updates

- a. Board Counsel noted this was a request from the last meeting. Charles Kilb noted there has been a new law that is now going into effect regarding accessory dwelling units. The law itself was primarily a zoning law having the effect of overriding certain municipal prohibitions. A copy of the law was provided to the BBRS along with some recently finalized regulations. It was noted that the term accessory dwelling unit is not a term used in the building code and that it did not appear that the law or regulations overrode any aspect of the building code. Richard Baldacci reported that his unit has been working on trainings for the State Inspectors to utilize in their district meetings with local building officials. There is work continuing to build a presentation that is intended to be published on the website.

- b. Ian Finlayson indicated a recent SEMBOA meeting discussed the Stretch Energy Code, he noted that the changes to the new code will take effect Friday 2/14/25 and carves out a HERS rating maximum score that is higher for ADUs, making it easier for them to comply.
 - c. Richard Baldacci reported that OPSI will be having a webinar on March 7th related to ADUs for building officials. Ross Seavey reported it should be live today on the BOCC page, there will be a building official education tile, with a calendar of education and links to webinars.
- 7. Discuss other matters not reasonably anticipated 48 hours in advance of meeting**
- a. The Stretch Energy Code will be in effect Friday 2/14/25. Jeffrey Clemons posed a question to the board asking how this will be communicated to Building Officials and noting how they need to be made aware of what is coming, especially as it does not appear to have a concurrency period. Ian Finlayson indicated that Mass Save's trainings reflect the changes, websites note the change, and outreach will be taking place. He indicated he would be working on further outreach opportunities.

Jacob Nunnemacher made a motion to adjourn the meeting at 10:43 AM, seconded by Luke McKneally.

Items Relied Upon

Agenda

Draft Minutes

Copy of ADU law and regulations