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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:

March 10th, 2026, 10:00 AM: Virtual Meeting Minutes

Meeting called into order at 10:01 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 checked="" type="checkbox"/> Present <input type="checkbox"/> Absent
Mark Hansen	<input type="checkbox"/> Present <input checked="" 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 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 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 type="checkbox"/> Present <input checked="" type="checkbox"/> Absent		

1) Review/Vote - Meeting Minutes

Chair Davey introduced topic of Meeting Minutes.

- a. BBRS: February 10th, 2026
Jeffrey Clemons motioned to approve minutes, second by Jake Nunnemacher. A roll call vote was held, none opposed, none abstained. Motion passed unanimously.
- b. BOCC: January 6th, 2026, FPPF: December 10, 2025 & January 16th, 2026, Residential: December 4th & 18th, 2025, January 15th, 2026
Jake Nunnemacher motioned to approve all remaining meeting minutes, seconded by Jeffrey Clemons. 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 reported that he has worked with the subcommittees to use uniform language regarding specialized code references they deem necessary. He indicated that some subcommittees wished to reference areas governed by those codes outside of Chapter 1; to do so there has been uniform language crafted to differentiate between notes for users not enforced by the building officials as well as language when the subcommittees want some notice or approval by a specialized code authority. Counsel noted with a consistent direction, this work will allow the BBRS to easily review and make any desired changes when the code drafting process is complete.

3) Review/Discuss - Report from Subcommittees

Chair Davey introduced topic of Report from Subcommittees.

a. BOCC

Andy Bobola discussed BOCC March 3rd, 2026, meeting & provided the following information:

- BOCC met in Norfolk
- Minutes for February 3rd, 2026, meeting were approved
- Committee discussed updates from E.D. Tammy Gropman and Board Counsel Charles Kilb regarding draft changes to 780 CMR 110.R7
- One course update was approved,
- 13 Applications for Examinations were reviewed, 12 were approved and one was denied
- Four Applications for Certification were reviewed, three were approved and one was denied
- 15 New Employee Report Forms were reviewed, 13 were approved and two were tabled,
- Seven Extension of Time Requests were reviewed, all were approved
- 16 Form A Continuing Education submissions were reviewed, all were approved
- 15 Form B Continuing Education submissions were reviewed, all were approved

b. FP/FP

David LeBlanc provided update, stating the subcommittee was continuing to work on 11th edition drafting process and was progressing through Chapter 4 review.

c. Residential Code

Reade Milne noted that she was on the Residential Code subcommittee but was not present at the last meeting. No other updates provided.

d. Energy Advisory

Ian Finlayson provided update, stating the subcommittee was progressing through residential chapters, would review Chapters 4 & 5 next, and would then move to commercial provisions at a later date. Finlayson also stated that additional Code Change Proposals relevant to Energy Advisory would be submitted for review at next month's BBRS meeting.

e. Climate Resiliency

Mia Mansfield provided update, stating that Climate Resiliency had met twice, with a third meeting scheduled for March 13th, 2026. Mansfield noted IRC chapters 1 and 3 would be reviewed first and that Code Change Proposals relevant to Climate Resiliency were on this meeting's agenda.

4) Review/Discuss - Executive Director report

Chair Davey introduced topic of Executive Director Report

a. Construction Supervisor License

i. Totals for the month of February 2026 including waivers and reinstatements

E.D. Tammy Gropman provided update on CSL totals for the month of February 2026: 143 issued, 1,431 renewed, & no reinstatements.

E.D. Gropman also noted an effective date of April 9th, 2026, for an increase in time from 180 minutes to 240 minutes for CSL testing.

5) Review/Discuss/Vote - Code Change Proposals

Chair Davey introduced topic of Code Change Proposals.

a. DFE BFE (Design Flood Elevation/Base Flood Elevation) Code Proposal Submitted by Sarah Alexander, EEA

Sarah Alexander provided background on Code Change Proposal, noting its purpose to amend definition of Design Flood Elevations (DFE) Alexander described confusion over differences between Residential and Base code, noting the proposed language change would provide clarification but would have no substantive effect on existing requirements. Ian Finlayson questioned proponents regarding whether they were seeking to send proposals to a subcommittee or for a BBRS vote. Sarah Alexander stated a preference to send proposals to subcommittee for review during 11th edition draft process. Jake Nunnemacher motioned to delegate all three proposals to the Climate Resiliency subcommittee, seconded by Ian Finlayson.

Chair Davey Lisa questioned whether Coastal Dunes proposal should be sent to Structural or Geo-Technical Advisory subcommittees due to the nature of pilings. Reade Milne raised question regarding the removal of notification of non-significance language. Sarah Alexander clarified change was relative to application process and not structural requirements. A roll call vote was held, none opposed, none abstained. Motioned passed unanimously.

b. Coastal Dunes Proposal Submitted by Sarah Alexander, EEA

Sarah Alexander provided background on Code Change Proposal, stating it would clarify Coastal Dune location documentation provisions, the construction of coastal buildings on pilings, and removal of notification of non-significance.

c. NFIP (National Flood Insurance Program) Certificates submitted by Sarah Alexander, EEA

Sarah Alexander provided background on Code Change Proposal, noting National Flood Insurance Program (NFIP) certificates are already required in 780 CMR but that existing language does not specify which forms are to be used to demonstrate compliance. Alexander described elements such as design elevation, FEMA community rating system, and stated this change would allow for easier participation of municipalities in the program.

6) Review/ Discuss/Vote - Code Interpretations

Chair Davey introduced topic of Code Interpretations.

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

E.D. Gropman noted BBRS had voted to approve the interpretation at the last meeting and that it was in process of being finalized.

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

Board Counsel Kilb stated that the interpretation topic had been referred to OPSI Chief Ross Seavey and staff for review. Attorney Kilb provided background on topic and noted existing language in 780 CMR Chapter 35 clarifies any potential conflict with regard to 2014 versus 2020 NFPA 130 references and may obviate the need for any interpretation. Jake Nunnemacher stated concern with language being located under 780 CMR 101.4 Referenced Codes and Standards, stating NFPA 130 is not a specialized code. Attorney Kilb discussed the difference between specialized codes and referenced standards, noting that NFPA 130 is a referenced standard, and stated that Chapter 35 language specifically states that it may be overridden by other areas of the code.

Dan Picciano stated he believed that the 780 CMR Chapter 1 reference to 2014 NFPA 130 was a typographical error or had been mistakenly carried forward during the 10th edition process. David LeBlanc stated that NFPA 130 was reviewed by the FFPF subcommittee during the 10th edition process and that the reference to the 2014 version was not intentionally difference. Attorney Kilb noted that intent of code is overridden by the specific language of statutes and regulations.

Reade Milne questioned whether references to NFPA 130 appeared in other code sections and stated that the matter was not one of interpretation but would be more appropriate as a code change proposal. Ross Seavey reiterated that this would be a matter of code change rather than interpretation and stated that a staff review had concluded there was no substantial difference between 2014 and 2020 NFPA 130. Dan Picciano agreed that there were largely no substantive differences between the two editions but stated that the specific instance which led to this request stemmed from a conflict between Type 1A versus Type 1B construction requirements. Jeffrey Clemons noted that a possible solution in future editions of 780 CMR would be to reference the standard in Chapter 1 but list the specific year in Chapter 35 to avoid conflict. Reade Milne noted that this question may be more appropriate for the Building Code Appeals Board. Ian Finlayson questioned whether FFPF subcommittee should review topic for 11th edition. Jake Nunnemacher reiterated the belief that NFPA 130 is not a specialized code and was not appropriately cited in Chapter 1. Ross Seavey and Attorney Kilb provided clarification on code language and requirements, specifically noting that the applicable portion of Chapter 1 refers to both specialized codes not enforced by the building official as well as referenced standards which are.

Jeffrey Clemons motioned to take no action, stating that through discussion of the Board the building code is clear and no interpretation is necessary, seconded by Reade Milne. A roll call vote was held, none opposed, none abstained. Motion passed with majority

c. 2026-04 Substantial Renovation/New Certificate of Occupancy submitted by G. Pelletier

Gary Pelletier discussed Request for Interpretation regarding the threshold whereby a new Certificate of Occupancy would be required upon substantial renovation of a habitable structure. Jeffrey Clemons stated that he did not believe a new Certification of Occupancy would be required in cases of renovation but noted that section R111.1.1 could be clarified in the 11th edition of 780 CMR. Ross Seavey agreed and stated that a Building Official has the authority to revoke a Certificate of Occupancy in structures where conditions are considered unsafe or uninhabitable.

Sy Nguyen raised question as to whether a Certificate of Completion would suffice in the described instances. Gary Pelletier clarified that in some cases an alteration may impact structural conditions such as live loads and additions of habitable space, and that compliance with new construction standards as per 780 CMR 51 Appendix J may be triggered. Sy Nguyen raised as to material difference of plan review process between work requiring a Certificate of Completion and a Certificate of Occupancy.

Jake Nunnemacher raised question whether inconsistencies would be resolved through training/education, or if a change in the 11th edition would clarify requirements. Ross Seavey noted that the code is prescriptive and is subject to interpretation by the building official on a case-by-case basis. Gary Pelletier described instances where Certificates of Occupancy would and would not be required. Jeffrey Clemons noted that this issue could be clarified in 11th edition and raised possibility of delegating Request for Interpretation to Residential Code subcommittee. David Riquinha raised possibility of discussing the issue with building official organizations to gather consensus. Jeffrey Clemons motioned to delegate Request for Interpretation to Residential Code subcommittee, seconded by Luke McKneally. A roll call vote was held, none opposed, none abstained. Motion passed unanimously.

7. Discuss - Other Matters Not Reasonably Anticipated 48 Hours in Advance of Meeting

Chair Davey introduced topic of matters not reasonably anticipated 48 hours in advance of meeting. None were discussed.

Jeffrey Clemons motioned to adjourn, seconded by Luke McKneally. A roll call vote was held, none opposed, none abstained. Motion passed unanimously.

Meeting adjourned at 12:03 PM.

Items Relied Upon

Agenda

Meeting Minutes

Code Change Proposals

Requests for Interpretation