



MAURA HEALEY
GOVERNOR

KIM DRISCOLL
LIEUTENANT GOVERNOR

ASHLEY STOLBA
INTERIM 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:

June 10, 2025 10 am – 2 pm Virtual Meeting Minutes
Meeting called into order at 10:02 a.m.

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 type="checkbox"/> Present <input checked="" 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 (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

1. **Review / Vote** BBRS Minutes from 5/13/2025, BOCC minutes from 5/6/2025 and Solar Setbacks Subcommittee minutes from 5/8/2025
 - a. Michael McDowell made a motion to approve the BBRS meeting minutes from 5/13/2025, seconded by Jeff Clemons. No discussion. A roll call vote was conducted; the motion passed with one abstention – Lisa Davey.
 - b. Jake Nunnemacher made a motion to approve the BOCC meeting minutes from 5/6/2025, seconded by John Couture. No discussion. A roll call vote was conducted; the motion passed unanimously.
 - c. Jake Nunnemacher made a motion to accept the Solar Setback Meeting Minutes from 5/8/2025, seconded by Michael McDowell. No discussion. A roll call vote was conducted; the motion passed unanimously.
2. **Review / Discuss** Board Counsel Report
Board Counsel Charles Kilb reported there are a bunch of regulations on a few different tracks and all the paperwork on his end has been completed. He referred to the regulation initiatives from the Governor's Office and this Board's work with the 11th may be included in this.



3. **Review / Discuss** Report from BOCC Designee

Andrew Bobola provided a report of the BOCC meeting held June 3, 2025, in Springfield MA. He reported the BOCC approved the meeting minutes from May 6, 2025. He also reported on the vote by the BOCC to reinstate 15 building officials that were proven to be in good standing, completed all CEUs for cycle, yet had not completed the renewal form.

4. **Review / Discuss** Executive Director Report

Executive Director Tammy Gropman reported Construction Supervisor License totals for the month of May 2025 were 128 Issued and 1421 renewed. No reinstatements issued. She noted there are two reinstatements in June so far. She reported on the 11th subcommittees are almost finalized and subcommittee work to hopefully begin next month. Chair Davey thanked members of the board for their efforts in finding the right people to serve. She asked if board members know of anyone who would like to serve on these committees, to please let her know.

5. **Discuss/Vote** Carbon monoxide detectors code change proposal from May 13, 2025

Board Counsel Kilb commenced the discussion by noting based on his legal review, this change did not correct an error, but would instead update a standard, thus he indicated that the Board should be mindful why it would make this change and specifically requested it clarify what substantively is being changed. Jake Nunnemacher recapped where the code change proposal came from and the initial proposal sought to cite the fire code which he noted may not necessarily appropriate. In regard to his homework from last board meeting, he went through the IBC, IRC, IEBC, and IFC to look for any citation to 720. Discussion followed on what does this proposal change? If the 720 references are changed to 72, what is the difference? It was noted there are references in the code to two different carbon monoxide standards. Concern was made that this can be confusing. However, it was also noted that there should be more justification for a code change than just the confusion. There are technical advisory committees that can work on this. If it can be confirmed there is no difference, can clarification be made through guidance and education rather than a code change. Counsel noted that the current discussion was only to change the code to reference the 2019 edition of NFPA 72, but he noted if the desire is to update standards, a more up to date version of NFPA 72 is available.

Jake Nunnemacher made a motion to assign himself homework to do a comparison and specifically look at the substantive technical requirement to see if there is any change on the NFPA 720 versus NFPA 72 for next month, seconded by Luke McKneally. During discussion, Mr. Nunnemacher noted that a 10th edition public hearing proposal on smoke detection would be appropriate to consider at this time as well. Motion was amended to include the past proposed changes to smoke detection. With regards to smoke detector requirements, some members indicated concerns that this will increase costs for developers and builders as the ICC is requiring something on the market and what can be used in MA. A roll call vote was conducted; the motion passed unanimously. At next month's meeting, the board will review and vote on the code change proposal.

6. **Discuss/Vote** Solar Setback Subcommittee guidance doc

Staff noted that previously, the BBRS voted to commence regulation changes based on solar setbacks recommendations by the subcommittee, but this vote excluded the guidance document the subcommittee was called on to prepare. Luke McKneally noted the changes to R324 clarify the process and if that can be referred to by building officials and fire officials going forward, the guidance document is less needed. Discussion was held to not adopt the guidance document as

building officials already work with the fire department anyways when a permit involves Fire Protection Systems.

Luke McKneally made a motion to not accept the Solar Permit Guidelines Recommendations, seconded by Ian Finlayson. A roll call vote was conducted; the motion passed unanimously.

7. **Review/Vote** Request for discretionary appeal - C23-00177 (if required, deliberations in closed quasi-judicial session per M.G.L. c. 30A, s. 18)

Board Counsel Kilb presented the matter of the petition to an appeal. Clarifying questions asked as well as some discussion. He noted the members have had a chance to review the petition and if they think it is meritorious, they can close the meeting to deliberate. Otherwise, he noted that they could reject the petition with no further comment.

Jeff Clemons made a motion to deny the request for reconsideration of docket C23-00177, seconded by Michael McDowell. A roll call vote was conducted; the motion was passed unanimously.

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

Chair Davey mentioned the letter she received from Governor Healey. She encouraged the board members to read it, if they have not. Through the letter, the Governor is asking all boards across the state to be mindful of the regulations put forth to ensure they do not prevent economic growth and to remove those that do.

Executive Director Gropman asked the board if any meetings during the summer months will be canceled as in previous years. By an informal show of hands, a few members indicated a desire to take July off. Another informal show of hands showed a majority desired to take August off. The regularly scheduled meeting for July 8th will take place and the August 12th meeting will be cancelled.

9. Quasi-judicial session per M.G.L. c 30A, s. 18 (closed to the public) - none

Adjournment

John Couture made a motion to adjourn the meeting at 10:59 am, seconded by Jake Nunnemacher.

Items Relied Upon

Agenda
Draft Minutes
Carbon Monoxide Proposal
Solar Setbacks Subcommittee proposals
Letter from Governor
C23-00177 request