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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:

September 9th, 2025, 10:00 AM: Virtual Meeting Minutes

Meeting called into order at 10:03AM

Lisa Davey (Chair)	☒ present ☐ absent	Tarica Leskiw	☒ present ☐ absent
David Riquinha (Vice Chair)	☒ present ☐ absent	Luke McKneally	☒ present ☐ absent
Michael McDowell	☒ present ☐ absent	Atiya Rahim	☒ present ☐ absent
Reade Milne	☒ present ☐ absent	Sy Nguyen	☒ present ☐ absent
Jeffrey Clemons	☒ present ☐ absent	Sarah Wilkinson or designee (Ross Seavey)	☒ present ☐ absent
Jason Ferschke	☐ present ☐ absent	Jon Davine or designee (Jake Nunnemacher)	☒ present ☐ absent
Darien Crimmin	☒ present ☐ absent	Elizabeth Mahony or designee (Ian Finlayson)	☒ present ☐ absent
Vineet Nair	☒ present ☐ absent		

1. Review / Vote: BBRS Minutes from July 8, 2025. BOCC Minutes from June 3, 2025, and July 15, 2025. BCAB Minutes from May 20, 25, June 5, 2025, July 10, 2025, July 22, 2025, August 7, 2025, August 19, 2025.

- a) Jeffrey Clemons motioned to approve BBRS Minutes from July 8, 2025, seconded by Michael McDowell. No discussion. A roll call vote was conducted; the motion passed with one abstention – Reade Milne
- b) Jeffrey Clemons motioned to acknowledge BOCC Minutes from June 3, 2025, seconded Michael McDowell. Members discussed procedural question of acknowledgement versus approval. A roll call vote was conducted; the motion passed unanimously.
- c) Jake Nunnemacher motioned to accept BCAB Minutes from May 20, 2025, June 5, 2025, July 10, 2025, July 22, 2025, August 7, 2025, August 19, 2025, seconded by David Riquinha. Jeffrey Clemons noted that for August 7, 2025, his name is included in the body of minutes but not on list of panel members. It was clarified for the record that Clemons assumed the responsibility after Jake Nunnemacher had completed the first case. A roll call vote was held, none opposed, none abstained. Motion passed unanimously.

2. Review / Discuss: Board Counsel Report

Board Counsel Charles Kilb stated there was nothing to report.



3. Review / Discuss: Report from Subcommittees

a) BOCC

Andy Bobola provided a summary of BOCC meetings. He stated that BOCC did not meet in July and provided the following statistics:

August 5th, 2025 meeting: approval of June 3rd, 2025 meeting minutes, reappointment of 13 inspectors, Attorney Charles Kilb appointed new BOCC counsel, one hearing for denial for exam approval, 13 exam packets (seven approved, five denied), 12 certification packets (11 approved, one tabled), 18 NERFs (15 approved, two tabled, one denied) five extension of time requests (four for six months, one for a final 12 months), 29 Form A submissions (all approved), 2 delegation hearings (both approved), & 25 Form B submissions (all approved, some with minor changes).

September, 2nd, 2025 Meeting: Two hearings related to exam approvals (one denied, one approved), 15 exam packets (11 approved, three denied, one tabled), two certification packets, (both approved), 12 NERFs (ten approved, two denied), nine extension of time requests (all approved), 16 Form A submissions (all approved), & 14 Form B submissions (all approved).

b) FP/FP

Luke McKneally provided summary of Fire Protection and Fire Prevention (FP/FP) subcommittee. He noted two FP/FP meetings had been held, Luke McKneally elected Secretary, David LeBlanc elected Chair, FP/FP received its delegated code change proposals, and that a third FP/FP meeting was scheduled for September 10th, 2025.

c) Residential Code

Reade Milne provided summary of Residential Code subcommittee, noting that one meeting had been held, a Secretary had been elected, but a Chair had yet to be nominated. E.D. Gropman noted that Todd Cantor is Secretary, and that a Chair would be nominated on Thursday, September 11th, 2025, and described meeting cadence.

4. Review / Discuss Executive Director Report

a) Construction Supervisor License

Totals for the month of July and August 2025 (including waivers and reinstatements).

July: 134 issued, 1,522 renewed

August: 122 issued, 1,347 renewed

b) Adding time to unrestricted CSL exam

E.D. Gropman invited DOL Chief Ross Seavey to speak on the topic of adding time to CSL exam. Chief Seavey noted that he meets with CSL test vendor PSI monthly to evaluate exam, and reviews questions with sub-60% pass-rate. He explained benefits of increasing test time by an additional hour. Michael McDowell raised topic of evaluations, and questioned pass rates. E.D. Gropman noted initial pass rates were low. Jeffrey Clemons indicated he also had concerns with the passage rate and supported increasing the allotted time. Ian Finlayson raised topic of outreach to training courses. Reade Milne questioned whether BBRS should offer formal guidance to private training courses. Legal Counsel Charles Kilb offered a standard reminder that due to conflict of interest rules, there is a strict separation between the BBRS members and private examination preparation courses. Chief Seavey clarified that DOL does not interact with training companies.

c) ICC Codes

E.D. Gropman noted that 2024 ICC code licenses had been received for subcommittees to review in the 11th edition of 780 CMR draft process.

5. Review/Discuss 10th edition code proposals carried over

Chair Davey raised matter of reviewing code change proposals carried over from 10th edition draft process. Board Counsel Charles Kilb provided background on code change proposals, clarifying that those proposals need to be reviewed and assigned to pertinent subcommittees, or handled directly by the BBRS.

Attorney Kilb noted BBRS involvement in Chapter 1 during 10th edition process and clarified there are already some 10th edition changes pending approval with regards to solar setbacks and A2L refrigerants. E.D. Tammy Gropman clarified intent of review related to subcommittee delegation. Luke McKneally raised point that subcommittees must use the tracking log and code change proposal numbers. Jeffrey Clemons raised question of possible redundancy between proposals submitted for 10th edition to bring 780 CMR in line with 2024 ICC codes. David Riquinha raised question of 10th edition versus 11th edition code change proposals. In response, Legal Counsel noted that the building code is generally made up of major numbered editions, and that only urgent changes are made between editions.

Reade Milne indicated that many of the code changes were written with the perspective of the 9th edition being in effect and inquired whether the BBRS should reach out to proponents for clarification. Chair Davey raised question of whether to forward to subcommittees or first contact proponents.

David Riquinha motioned to request updated Code Change Proposal forms from proponents, Ross Seavey Seconded. A roll call vote was held:

Yes – Lisa Davey, David Riquinha, Reade Milne, Jeffrey Clemons, Darien Crimmen, Vineet Nair, Tarica Leskiw, Luke McKneally, Atiya Rahim, Sy Nguyen, Ross Seavey, Ian Finlayson

No – Michael McDowell, Jake Nunnemacher

Abstain – None abstained

Motion passes with majority.

Luke McKneally motioned that Code Change Proposal forms be updated to include a check box on whether proponent would like the proposal to be considered for the 10th edition or 11th edition. David Riquinha seconded. Board members discussed motion. Luke McKneally withdraws motion. David Riquinha motioned to add line on form indicating whether proponent is requesting a change to 10th edition, or whether it will be addressed under ICC 2024. Luke McKneally seconded. A roll call vote was held, none opposed, none abstained. Motion passes unanimously.

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

Jeffrey Clemons raised question related to base energy code adoption timeline. Board Counsel Charles Kilb noted the Energy Advisory Committee has been assigned that task. Jake Nunnemacher raised question as to whether Board could issue written acknowledgement or recognition for longtime member's John Couture. Members discussed.

The chair opened the floor to members of the public. Carsten Jonas questioned whether Chapter 10: Means of Egress had been assigned to a subcommittee. E.D. Tammy Gropman confirmed that it hadn't. Andy Bobola thanked Board for the work they've done.

Jake Nunnemacher motioned to adjourn meeting, David Riquinha seconded. Meeting adjourned at 12:27 PM.

Items Relied Upon

Agenda

Draft minutes