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**BOARD OF BUILDING REGULATIONS AND STANDARDS**  
**NOTICE OF VIRTUAL MEETING**

*Residential Code Subcommittee*

In accordance with the provisions of G.L. c. 30A § 20, notice is hereby given that the Residential Code Subcommittee of the Board of Building Regulations and Standards (BBRS) will convene a meeting in accordance with G.L. c143 § 97 on:

**Meeting called to order on Thursday, January 15th, 2026, at 9:05 AM**  
**Meeting Minutes**

**Roll Call**

Michael McDowell, BBRS Member	<input type="checkbox"/> present <input checked="" type="checkbox"/> absent
Jason Ferschke, BBRS Member	<input type="checkbox"/> present <input checked="" type="checkbox"/> absent
Mark Barbadoro, DOL Appointee	<input checked="" type="checkbox"/> present <input type="checkbox"/> absent
Todd Cantor, Municipal Fire Official	<input checked="" type="checkbox"/> present <input type="checkbox"/> absent
Reade Milne, Municipal Building Official	<input checked="" type="checkbox"/> present <input type="checkbox"/> absent (joined at 9:10 AM)
Len Morse-Fortier, Structural Engineer	<input checked="" type="checkbox"/> present <input type="checkbox"/> absent
David Silveira, CSL	<input type="checkbox"/> present <input checked="" type="checkbox"/> absent
Becca Edson, Architect	<input checked="" type="checkbox"/> present <input type="checkbox"/> absent
Greg Gagnon, Developer	<input checked="" type="checkbox"/> present <input type="checkbox"/> absent

**1) Review/Vote – October 23rd, 2025 & November 6th, 2025, Meeting Minutes**

Chair Barbadoro introduced topic of meeting minutes for October 23rd, 2025 & November 6th, 2025. Todd Cantor motioned to approve meeting minutes, seconded by Becca Edson. A roll call vote was held, none opposed, none abstained. Motion passed unanimously.

**2) Review/Vote – 780 CMR 51 Chapters 5, 7, 8, 10, 12, 13, 17, 21, 22, 23**

Chair Barbadoro introduced topic of chapter review and vote. It was noted that Len Morse-Fortier had submitted proposals for the chapters he had been assigned, and Chair Barbadoro stated that the committee would begin by reviewing proposals for residential chapters 21, 22, 23. Len Morse-Fortier discussed code change proposal for chapter R21, noting that the subcommittee had reviewed previously and that no changes had been made since then. Len stated that his proposal aimed to carry forward 10<sup>th</sup> edition language related to Massachusetts Department of Environmental Protection backflow prevention standards. Board Counsel Charles Kilb indicated concern with the proposal, inquiring that it appeared the language may be governed by the plumbing code and if it is not enforced by the building official would not belong in 780 CMR. Board Counsel Kilb and Chair Barbadoro then discussed regulatory theory and purpose of 780 CMR at length.

Todd Cantor raised question regarding nature of proposal relative to communities that may not have full-time plumbing inspector, electrical inspector, or fire officials. Reade Milne raised question as to whether hydronic piping could be legally installed without a plumbing permit. Board Counsel Charles Kilb noted that he would create signpost language to present to the subcommittee for review. Chair Barbadoro stated that chapter R21 would be tabled.

Chair Barbadoro introduced review of chapter R22. Board Counsel Kilb noted a reference to EPA requirements should be removed. Members generally agreed but want more time to think of appropriate language. Reade Milne motioned for chapter R22 to be tabled, seconded by Todd Cantor. A roll call vote was held, none opposed, none abstained. Motion passed unanimously.

Chair Barbadoro introduced review of chapter R23. Board Counsel Kilb discussed 780 CMR 10<sup>th</sup> edition language regarding “Notes”. E.D. Tammy Gropman questioned how committee members view notes in code language. Greg Gagnon added that notes were helpful when conducting review in field. Len Morse-Fortier asked whether there was institutional knowledge regarding etymology of existing amendment. Chair Barbadoro noted that prior to the 780 CMR 11<sup>th</sup> edition drafting process, amendments had been carried forward without justification or scrutiny, and added that this was responsibility of current Residential Code subcommittee. Chair Barbadoro noted that chapter R23 would be tabled as well.

Chair Barbadoro introduced review of chapter R5. Len Morse-Fortier discussed language regarding design of metal-plate connected wood trusses. Len Morse-Fortier motioned to approve proposed amended language to R502.11, seconded by Reade Milne. A roll call vote was held, none opposed, none abstained. Motion passed unanimously.

Chair Barbadoro introduced review of proposal R502.3 and asked committee members to check table references for accuracy. Becca Edson confirmed they were accurate. Len Morse-Fortier motioned to approve proposed amended language of R502.3, seconded by Todd Cantor. A roll call vote was held, none opposed, none abstained. Motion passed unanimously.

Chair Barbadoro introduced review of proposal R506.1. Reade Milne motioned to approve proposal, seconded by Todd Cantor. A roll call vote was held, none opposed, none abstained. Motion passed unanimously.

Chair Barbadoro introduced review of chapter R7. Todd Cantor motioned to approve proposed language for chapter R7, seconded by Becca Edson. A roll call vote was held, none opposed, none abstained. Motion passed unanimously.

Chair Barbadoro introduced review of chapter R8 and proposal R802.4.1. Reade Milne motioned to approve proposed language, seconded by Len Morse-Fortier. A roll call vote was held, none opposed, none abstained. Motion passed unanimously.

Chair Barbadoro introduced proposal R802.5.1. Len Morse-Fortier motioned to approve proposed language, seconded by Reade Milne. A roll call vote was held, none opposed, none abstained. Motion passed unanimously.

Chair Barbadoro introduced review of chapter R12. Chair Barbadoro noted that Chapter R12 would be tabled due to referenced standards.

Chair Barbadoro introduced review of chapter R10. Reade Milne motioned to approve proposed language, seconded by Chair Barbadoro. A roll call vote was held, none opposed, none abstained. Motion passed unanimously.

Chair Barbadoro introduced review of chapter R13. Greg Gagnon motioned to approve proposed language, seconded by Todd Cantor. Becca Edson questioned whether “Solid Fuel-burning” was defined in the IRC. Committee members confirmed that it wasn’t. Chair Barbadoro noted that Becca Edson could bring a proposed definition of “Solid Fuel-burning” back to subcommittee for review. A roll call vote was held, none opposed, none abstained. Motion passed unanimously.

Chair Barbadoro introduced review of chapter R17. Becca Edson motioned to table chapter, seconded by Len Morse-Fortier. A roll call vote was held, none opposed, none abstained. Motion passed unanimously.

Chair Barbadoro noted that the subcommittee had reached the end of its allotted time.

Todd Cantor motioned to adjourn, seconded by Greg Gagnon.

**Meeting adjourned at 12:00 PM.**

Items Relied Upon

Agenda

Draft Minutes

Code Change Proposals