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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 October 23rd, 2025, at 9:03 AM
Meeting Minutes

Roll Call

Michael McDowell, BBRS Member	<input type="checkbox"/> present <input checked="" type="checkbox"/> absent
Jason Ferschke, BBRS Member	<input checked="" type="checkbox"/> present <input 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
Len Morse-Fortier, Structural Engineer	<input type="checkbox"/> present <input checked="" type="checkbox"/> absent
David Silveira, CSL	<input checked="" type="checkbox"/> present <input 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/Discuss IRC Chapter Section 2 Short-Term Rental Proposal Language

Chair Barbadoro introduced topic of Short-term rental language proposed. Reade Milne clarified language relative to need for period inspections in lodging houses used as short-term rentals as opposed to other rentals. David Silveira provided context on short-term rental in one- and two-family dwellings. Chair Barbadoro clarified definitions of “short-term rentals”, “lodging houses”, and “occupancy” in M.G.L. Chapter 64G. Chair Barbadoro raised discussion of potential safety issues in short-term rentals. Todd Cantor raised topic of administrative burden of regular inspections. Reade Milne discussed possibility of adding language to allow inspectional responsibility to be the prerogative of the AHJ. Chair Barbadoro introduced proposed language for short-term rental definition and reviewed model code requirements. Chair Barbadoro then discussed sprinkler requirements related to lodging houses.

2) Review/Discuss 2024 IRC Chapters and Significant Changes

Chair Barbadoro introduced topic of significant changes. Members agreed to discuss at a future meeting.

3) Review/Discuss – Definition of Decks and Porches

Chair Barbadoro raised matter of the definition of decks and porches. It was noted that subcommittee member Len Morse-Fortier was not present and that the discussion would be held at a future meeting.

4) Discuss Other matters not reasonably anticipated 48 hours in advance of meeting

No other matters were discussed.

Reade Milne motioned to adjourn, Jason Ferske seconded.

Meeting adjourned at 10:21 AM.

Items Relied Upon

Agenda

Code change proposals from the 10th edition

Copy of the 2024 IRC (available online/from ICC)

Significant changes to the IRC (available online/from ICC)