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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 (BPRS) convened a meeting in accordance with G.L. c143 § 97 on:

Meeting called to order on Thursday October 9th, 2025, at 9:02 AM
Meeting Minutes

Roll Call

Michael McDowell, BPRS Member	<input checked="" type="checkbox"/> present <input type="checkbox"/> absent
Jason Ferschke, BPRS 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 checked="" type="checkbox"/> present <input type="checkbox"/> absent
David Silveira, CSL	<input checked="" type="checkbox"/> present <input type="checkbox"/> absent (joined at 9:25 AM)
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 Meeting minutes from September 11th, 2025

Chair Barbadoro raised matter of 09/11/2025 Residential Code subcommittee meeting minutes. Todd Cantor motioned to approve minutes, seconded by Mark Barbadoro. A roll call vote was held, none opposed, none abstained. Motion passed unanimously.

2) Review/Discuss IRC Chapter Section 2 Short-Term Rental Proposal Language

Chair Barbadoro introduced IRC Chapter Short-Term Rental proposed language. Reade Milne stated intent of proposed language relative to periodic inspections. Todd Cantor raised topic of potential burden on building official's workload from proposed language. Board Counsel Charles Kilb discussed enforcement of short-term rental inspections relative to Chapter 1 and clarified that language should be carefully drafted in that the loss of ability to operate as a short-term rental shouldn't necessarily lead to a loss of occupancy in general. Reade Milne discussed striking language referencing occupancy. Members discussed enforceability of required inspections. Jason Ferschke discussed a bill before the legislature, HB3961 which if passed would potentially overlap with proposed language. Michael McDowell discussed potentially separating short-term rentals in one- and two-family dwellings and lodging houses.

Chair Barbadoro discussed sprinklers being required in lodging houses versus other short-term rentals. Reade Milne raised matter of striking short-term rental language. Len Morse-Fortier raised possibility of third-party inspections for short-term rentals. Reade Milne and Mark Barbadoro raised points related short-term rentals versus lodging houses, and the difference between transient and non-transient lodging houses. Jason Ferschke raised matter of lodging houses in the IBC. Chair Barbadoro noted that owner-occupied lodging houses are currently in the IRC. Members agreed to continue discussions at future meetings.

3) Review/Discuss – Chapter 51 - Gordon Bailey – Proposals #1 & #4

Chair Barbadoro voted to table Gordon Bailey Proposal #1 until topic is reviewed for 11th edition of 780 CMR, seconded by Jason Ferschke. A roll call vote was held, none opposed, none abstained. Motion passes unanimously.

Becca Edson motioned to table Gordon Bailey Proposal #4 until topic is reviewed for 11th edition of 780 CMR, Reade Milne seconded. A roll call vote was held, none opposed, none abstained. Motion passes unanimously.

4) Review/Discuss 2024 IRC Significant changes

Chair Barbadoro raised topic of reviewing 2024 IRC with comparison to 780 CMR 10th edition as an approach to code change workflow. Chair Barbadoro introduced document 780 CMR 51 Front End Amendments 2024 IRC Ch.1 for review and discussed changes to R101.1 & R101.2. Subcommittee discussed proposed language and scope of specialized codes. Reade Milne raised matter of short-term rental language referencing other codes such as the property maintenance code and 527 CMR. Board Counsel Charles Kilb noted that the code relationship to 527 CMR is discussed in R101.4.5 Fire Prevention and Protection, which is an attempt to resolve jurisdictional conflicts; he noted this section has changed in each of the past three code editions. He then noted that the subcommittee would likely need to take a closer look at the 2024 IRC to determine if any citations may create a jurisdictional conflict, such as with 527 CMR.

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

No discussion.

Todd Cantor motions to adjourn, seconded by Michael McDowell. A roll call vote was held, none opposed, none abstained.

Meeting adjourned at 11:08 AM

Items Relied Upon

Subcommittee Minutes

Agenda

Code Change Proposals

2024 IRC Significant Changes