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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 (BFRS) will convene a meeting in accordance with G.L. c143 § 97 on:

Meeting called to order on Thursday November 20th, 2025, at 9:05 AM
Meeting Minutes

Roll Call

Michael McDowell, BFRS Member	<input checked="" type="checkbox"/> present <input type="checkbox"/> absent
Jason Ferschke, BFRS 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
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 type="checkbox"/> present <input checked="" type="checkbox"/> absent
Greg Gagnon, Developer	<input type="checkbox"/> present <input checked="" type="checkbox"/> absent

1) Review/Vote – Meeting Minutes from September 25th, 2025, and October 9th, 2025

Chair Barbadoro introduced Residential Code subcommittee meeting minutes from September 25th, 2025, and October 9th, 2025. Todd Cantor motioned to approve both sets of meeting minutes, Michael McDowell seconded. A roll call vote was held, none opposed, none abstained, motion passed unanimously.

2) Review/Discuss – Individual Assignments 780 CMR 51 - Chapters 2, 5, 7, 8, 9, 10, 12, 13, 16, 17, 18, 21, 22, 23, 24

Chair Barbadoro introduced topic of individual chapter assignments and proceeded with review chronologically.

Chapter 2 – Reade Milne discussed Chapter 2 and noted the only significant item was the Massachusetts definition of “Basic Wind Speed”, stating that IRC had the same language with the exception of “figure” vs. “table”. Subcommittee discussed and reached consensus the 780 CMR 10th edition definitions would be carried forward.

Chapter 5 – Reade Milne discussed significant changes from 2021 IRC to 2024 IRC with regard to framing details for open floors requiring guardrails, post tension slabs, vapor retarders, exterior beam calculations relative to cantilevering joists, deck-bearing connections, and ledger band joist details. Reade Milne recommended that the subcommittee carry forward 780 CMR R502.3 Allowable Joist Spans but remove the linked website in text, noting that several links in 780 CMR 10th edition are already invalid. Reade Milne also discussed 780 CMR R502.11.1, recommending that it be carried forward but noting the 780 CMR 11th edition would require a number change to R502.12.

Chair Barbadoro spoke on topic of span tables, noting that there is confusion between references where 780 CMR contains language for a span “exceeds 26 feet” where the source material limits spans to 26 feet. Reade Milne discussed 780 CMR R506.1.1 Control Joints and recommended the amendment be carried forward.

Chapters 7, 8, 9, 10, 12, 13, 16, 17, 18: No update.

Chapter 21, 22, 23: Len Morse-Fortier discussed 780 CMR R2101.3 Hydronic Piping and noted reference to Massachusetts Department of Environmental Protection regarding backflow prevention. Len Morse-Fortier also noted that no significant action would be needed for Chapters 22 and 23.

2) Review/Discuss – 780 CMR 51 Chapter 1

Chair Barbadoro introduced topic of 780 CMR 51 Chapter 1. Subcommittee discussed approach to reviewing chapter, referenced codes and standards, and potential reference conflicts.

3) Review/Discuss – Short-Term Rentals

Chair Barbadoro introduced topic of short-term rental proposal, providing details to strike the words “Primarily owner occupied One and Two family”, and “Lodging House for”, and replacing inspection language “Five Years” with “one year”. Chair Barbadoro also noted that the proposal deletes “R-3 Primarily owner occupied One and/or Two-family dwellings used as a Lodging House for short term rentals.” Chair Barbadoro also discussed Massachusetts General Law as relative to “lodging houses” and “bed and breakfast” establishments and automatic sprinkler requirements.

4) Discuss - Other Matters Not Reasonably Anticipated 48 Hours in Advance of Meeting

Chair Barbadoro introduced topic of matters not reasonably anticipated. Subcommittee members discussed potential agenda items for next meeting, with a focus on assigned chapters not discussed during meeting.

Todd Cantor motioned to adjourn, Reade Milne seconded.

Meeting adjourned at 11:07 AM.

Items Relied Upon

Agenda

Meeting Minutes

Code Change Proposals