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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 November 6th, 2025, at 9:04 AM**  
**Meeting Minutes**

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**Roll Call**

Michael McDowell, BBRS Member	<input checked="" type="checkbox"/> present <input 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 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/Discuss – Definition of Decks and Porches**

Chair Barbadoro raised topic of porches/decks and reminded subcommittee of member Len Morse-Fortier's concerns related to partial loading for snow loads and live loads. Len Morse-Fortier presented sketches demonstrating deck and porch designs, highlighting differences in joist orientation. Len Morse-Fortier also noted that there should be separate definitions for porch (covered) and deck (uncovered). Chair Barbadoro clarified framing design and load distribution as outlined in wood frame construction manual and IBC. Chair Barbadoro also noted that BBRS would have a Structural Subcommittee that would be better equipped to discuss engineering topic, such as loading requirements related to porches and decks. Michael McDowell noted alternate design method related to loads, stating that decks and porches as independent structures are a common construction practice.

2) **Review/Discuss – Chapter Assignments**

Chair Barbadoro introduced discussion of chapter assignments. Associate Executive Director Andrew Chase shared subcommittee documents and resources related to 780 CMR 11<sup>th</sup> edition draft process. Chair Barbadoro opened discussion regarding which chapters could be assigned based on background and skillset, noting Todd Cantor and Jason Ferschke would be appropriate to review fire provisions, Becca Edson for the energy amendments, and Len Morse-Fortier for Chapter 3 structural requirements. Michael McDowell noted that he would be leaving BBRS, that his replacement would be taking over his assignments, and this meeting may be his last. Chair Barbadoro noted that he would like Chapter 1 to be reviewed. Jason Ferschke raised question of reviewing chapters with minimal amendments first to facilitate progress.

Reade Milne suggested reviewing chapter assignments and confirming subcommittee members' workload. The following chapters were assigned to and confirmed by members.

**Chapter 2:** Reade Milne, **Chapter 5:** David Silveira, Reade Milne, **Chapter 7:** Todd Cantor, Jason Ferschke, **Chapter 8:** Greg Gagnon, Michael McDowell, **Chapters 9 & 10:** Todd Cantor, **Chapters 12 & Chapter 13:** Greg Gagnon, **Chapter 16:** Michael McDowell, **Chapters 17 & 18:** Mark Barbadoro, **Chapters 21-23:** Len Morse Fortier, **Chapter 24:** Jason Ferschke, Todd Cantor.

3) **Discuss - Other Matters Not Reasonably Anticipated 48 hours in Advance of Meeting**

Chair Barbadoro noted that he would introduce a draft amendment on Short-Term Rentals at the next meeting for the subcommittee's consideration. Board Counsel Charles Kilb raised question of next meeting's agenda and whether the subcommittee would like specific chapters noted for review, as they would be needed for listing on the agenda if ready for discussion.

Jason Ferschke motioned to adjourn, Todd Cantor seconded.

**Meeting adjourned at 9:56 AM.**

Items Relied Upon

Agenda

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

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