



MAURA HEALEY
GOVERNOR

KIM DRISCOLL
LIEUTENANT GOVERNOR

ERIC PALEY
SECRETARY, EXECUTIVE OFFICE
OF ECONOMIC DEVELOPMENT

Commonwealth of Massachusetts
Division of Occupational Licensure

One Federal Street, Suite 600
Boston, Massachusetts 02110-2012

LAYLA R. D'EMILIA
UNDERSECRETARY, CONSUMER
AFFAIRS AND BUSINESS
REGULATION

SARAH R. WILKINSON
COMMISSIONER, DIVISION OF
OCCUPATIONAL LICENSURE

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 December 18th, 2025, at 9:03 AM
Meeting Minutes

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 checked="" type="checkbox"/> present <input type="checkbox"/> absent (joined at 9:10 AM)
Becca Edson, Architect	<input checked="" type="checkbox"/> present <input type="checkbox"/> absent
Greg Gagnon, Developer	<input type="checkbox"/> present <input checked="" type="checkbox"/> absent

1) Review/Vote – November 20th, 2025, Meeting Minutes

(David Silveira was not yet present for vote)

Chair Barbadoro introduced topic of November 20th, 2025, meeting minutes. Reade Milne motioned to approve the minutes, seconded by Todd Cantor. A roll call vote was held, none opposed, none abstained. Motion passed unanimously.

2) Review/Vote – Short-Term Rentals

Chair Barbadoro introduced topic of Short-Term Rental language and shared proposed amendment language. Chair Barbadoro discussed details of periodic inspections, definition of “short term rentals”, lodging houses, and automatic sprinkler systems. Reade Milne discussed need for more precise definitions of “owner-occupied” and “tenant-occupied”. The chair called on former state building official Gordon Bailey, who was involved in the original drafting of the code language, to discuss the history of related codes, “attached” versus “detached” one- and two-family dwellings, and R3 use-group occupancies. Chief Ross Seavey then appeared to review current educational guidance issued by the Office of Public Safety and Inspections, 10th edition changes relative to primarily owner-occupied units, and Residential Code subcommittee’s direction regarding clarification of language. Reade Milne and David Silveira each spoke on the topic of the implication of generally not requiring sprinklers in one- and two-family dwellings. Todd Cantor discussed possibility of short-term rentals providing supervised fire alarm systems in lieu of sprinklers.

3) Review/Discuss - Individual Assignments 780 CMR 51 - Chapters 2, 5, 8, 9, 10, 16, 17, 18, 24
Chair Barbadoro introduced topic of individual chapter assignments.

Chapter 2 – Becca Edson introduced code change proposal related to definition of “Substantial Alteration”, noting a change from 2021 IRC to 2024 in Appendix AJ for “Substantial Improvements”. Subcommittee members discussed potential jurisdictional triggers of definition.

Chapter 5 – No items were discussed.

Chapter 8 - No items were discussed.

Chapter 9 - No items were discussed.

Chapter 10 - No items were discussed.

Chapter 16 – No items were discussed.

Chapter 17 - No items were discussed.

Chapter 18 - No items were discussed.

Chapter 24 - No items were discussed.

4) Review/Vote – 780 CMR 51 - Chapters 7, 12, 13, 17, 21, 22, 23

Chair Barbadoro introduced topic of chapters which had already been reviewed. The subcommittee discussed formatting for code change proposals and preparation for voting at the next meeting. Reade Milne requested clarification on whether code change proposal forms would be required for all amendments or if amendments could be combined. E.D. Tammy Gropman noted that amendments could be grouped if similar in nature and rationale for change.

5) Review/Discuss – 780 CMR 51 Chapter 3

No items were discussed.

6) Review/Discuss – 780 CMR Chapter R11 - Energy

No items were discussed.

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

No items were discussed.

Mark Barbadoro motioned to adjourn, David Silveira seconded. A roll call vote was held, none opposed, none abstained. Motioned passed.

Meeting adjourned at 11:04 AM

Items Relied Upon

Agenda

Short Term Rental Code Change Proposal

Minutes