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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 December 4th, 2025, at 9:02 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 type="checkbox"/> present <input checked="" 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 – Code Change Proposal Form

Chair Barbadoro raised topic of code change proposal form. BBRS staff Andrew Chase provided subcommittee with overview of form, review, and submittal process.

2) Review/Discuss – Short-Term Rentals

Chair Barbadoro raised topic of short-term rentals and asked if any members would oppose tabling the discussion until the next meeting for additional participation.

3) 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 assigned chapters and proceeded through them chronologically.

Chapter 2 – No items were discussed.

Chapter 5 – Len Morse-Fortier discussed 2024 IRC Chapter 5 Significant Changes with relation to Guard Post Attachment to Floor Framing, Post-Tension Slabs, Vapor Retarders, Deck Bearing and Connections, Ledger to Band Joist Details, & Ledger Flashing and Water-Resistive Barriers.

Chapter 7 – Jason Ferschke stated that he had reviewed Chapter 7 and that nothing stood out as requiring additional amendments.

Chapter 8 – Greg Gagnon stated that he had reviewed Chapter 8, noting no changes from 2021 IRC to 2024 IRC, and referencing 780 CMR 51 10th edition amendments relative to span tables. Chair Barbadoro raised matter of ambiguity in joist table relative to spans greater than 26 feet in length. Member discussed potential change to Note B in table.

Chapter 9 – No items were discussed.

Chapter 10 – No items were discussed.

Chapter 12 – Greg Gagnon stated that he had reviewed Chapter 12 and that there were no significant changes. He recommended that 780 CMR 51 Chapter 12 amendments be carried forward without change.

Chapter 13 – Greg Gagnon stated that he had reviewed the Chapter 13, noting a change in numbering for one section of 2024 IRC. He recommended that 780 CMR 51 Chapter 13 amendments be carried forward without change.

Chapter 16 – No items were discussed.

Chapter 17 – Chair Barbadoro stated that he had reviewed Chapter 17 and noted that the 780 CMR 51 Chapter 17 amendments should be carried forward due to reference to 527 CMR. Todd Cantor questioned whether citations to 527 CMR should be added for clarity.

Chapter 18 – Chair Barbadoro stated that he had reviewed Chapter 18 and noted that he recommended not carrying forward 780 CMR 51 amendments M1801.1 & M1801.11 as the model code is more descriptive. He also recommended that M1801.12 be carried forward due to reference to 248 CMR & 527 CMR.

Chapter 21, 22, & 23 – Len Morse-Fortier noted that he had reviewed these chapters at the last meeting and would be submitting the Code Change Proposal form for these chapters at the next meeting.

Chapter 24 – Todd Cantor raised question regarding manufacturer's specifications of carbon monoxide detectors and whether language should be added to section 24. Subcommittee members discussed and reached consensus that additional language would be more appropriate as a potential amendment to 248 CMR.

4) Review/Discuss – 780 CMR 51 Chapter 3

Chair Barbadoro raised topic of 780 CMR 51 Chapter 3 amendments. Becca Edson noted that she was in process of reviewing chapter but was not ready to share her analysis with committee.

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

Chair Barbadoro raised topic of matters not reasonably anticipated 48 hours in advance of meeting. BBRS staff member Andrew Chase raised matter of potential overlap of 780 CMR 51 Chapter R11 with the BBRS Energy Advisory Subcommittee. Board Counsel Charles Kilb noted that while the Residential Code subcommittee could review Chapter R11 if members chose to, doing so would likely lead to duplicate efforts. Board Counsel Kilb also stated that this topic could be added to the agenda for the next meeting for a more in-depth discussion. Greg Gagnon raised question of energy grid requirements related to housing developments. Becca Edson discussed topic and noted that the appropriate regulations for grid requirements would be the Electric Code. Board Counsel Charles Kilb noted that this topic could be added as an agenda item for the next meeting for a more in-depth discussion.

Todd Cantor motioned to adjourn, seconded by Becca Edson.

Meeting adjourned at 10:15 AM.

Items Relied Upon

Agenda

Short-Term Rental Language

2024 IRC & 2024 IRC Significant Changes

780 CMR 51 10th Edition