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

**Meeting called to order on Thursday, February 12<sup>th</sup>, 2026, 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 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 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 checked="" type="checkbox"/> present <input type="checkbox"/> absent (Joined at 9:13 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 – December 4<sup>th</sup> & December 18<sup>th</sup>, 2025, January 15<sup>th</sup>, 2026, Meeting Minutes**

Chair Barbadoro introduced topic of Residential subcommittee meeting minutes.

Todd Cantor motioned to approve December 4<sup>th</sup>, 2025, meeting minutes, seconded by Michael McDowell. A roll call vote was held, none opposed, none abstained. Motion passed unanimously.

Todd Cantor motioned to approve December 18<sup>th</sup>, 2025, meeting minutes, seconded by Becca Edson. A roll call vote was held, none opposed, none abstained. Motion passed unanimously.

Todd Cantor motioned to approve January 15<sup>th</sup>, 2026, meeting minutes, seconded by Becca Edson. A roll call vote was held, none opposed, none abstained. Motion passed unanimously.

**2. Review/Discuss/Vote – 780 CMR 51 Chapters 2, 4, 9, 14, 15, 16, 17, 18, 19, 20**

Chair Barbadoro introduced topic of 780 CMR 51 Chapter review. Committee members discussed Chapter 2 definitions. Becca Edson discussed possibility of introducing a definition of “Accessory Dwelling Unit”. Board Counsel Charles Kilb noted an existing statutory and regulatory definition and stated that any proposed code definition must be used elsewhere in 780 CMR to warrant inclusion. Len Morse-Fortier raised question regarding change in use group to R2 in instances where an ADU is added to an existing 2-family dwelling. Board Counsel Kilb presented Acts of 2024 Chapter 150 definition of “Accessory Dwelling Unit”.

Committee members discussed new 2024 IRC definition of Rainscreen System. Board Counsel Kilb noted that unused definitions would be subject to removal from the code by the Secretary of the Commonwealth and that an additional review of definitions would be required at the end of the process to ensure proper usage. Chair Barbadoro discussed definition of lodging house and proposed changes. David Silveira raised question regarding definition of “Electric Vehicle Service Equipment” being included in residential code. Becca Edson noted definition was present in residential code to clarify use rather than present a requirement. Committee members discussed “Native Lumber” definition. Len Morse-Fortier discussed Native Lumber and questioned whether span tables should be included.

Len Morse-Fortier questioned status of legal guidance on chapters with specialized code references. Board Counsel Kilb indicated that he had spent some time creating language for use in such references depending on the purpose of the reference and whether the building official was charged with ensuring approvals by the authorities enforcing the specialized code at issue beyond generic approval found in Chapter 1. Committee members discussed specialized code references relevant to AHJ and enforcement. Committee members reviewed 780 CMR Chapter R4 Foundations and 2024 IRC Chapter 4 Significant Changes.

**3. Review/Discuss – Short-Term Rentals**

Chair Barbadoro introduced topic of Short-Term Rentals and discussed possibility of creating a review document for committee members. Board Counsel Kilb advised committee on compliance with open meeting law, a document can be created and distributed by staff for use during the meeting, however, a survey of opinions could not be undertaken outside the meeting. Chair Barbadoro noted that an informational document would be provided on subject prior to next subcommittee meeting.

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

Chair Barbadoro introduced topic of matters not reasonably anticipated 48 hours in advance of meeting. None were discussed.

Becca Edson motioned to adjourn, seconded by Michael McDowell. A roll call vote was held, none opposed, none abstained. Motion passed unanimously.

Meeting adjourned at 10:29 AM.

Items Relied Upon

Agenda

Draft Meeting Minutes

Code language