



**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, February 26<sup>th</sup>, 2026, at 9:08 AM**  
**Meeting Minutes**

**Roll Call**

Michael McDowell, BBRS Member	<input type="checkbox"/> present <input checked="" 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
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) Discuss – Board Staff – Subcommittee Timeline Update**

Chair Barbadoro introduced topic of Subcommittee Timeline Update. Board staff Andrew Chase provided overview of estimated timeline for remainder of 780 CMR 11<sup>th</sup> Edition Residential Code process and chapters completed to date. Chair Barbadoro raised question regarding updating subcommittee cadence or duration. Member discussed meeting cadence and duration and reached consensus of increasing duration to two and a half hours per meeting.

**2) Discuss – Board Counsel – Specialized Code References**

Chair Barbadoro introduced topic of Specialized Code References. Due to a conflict counsel was unable to present on this matter. No action taken.

**3) Review/Discuss/Vote – Definitions: ADUs, EV Service Equipment, Lodging House, Rainscreen Systems, & Definitions to be Carried Forward**

Chair Barbadoro introduced topic of 780 CMR 51 Chapter 2 Definitions. David Silveira raised question regarding ADUs and how they would be defined. Chair Barbadoro clarified function of ADUs as relative to the building code and statutory definition in 760 CMR.

David Silveira presented ADU Code matrix outlining parameters where additional regulatory compliance would be triggered. Becca Edson raised question as to whether the addition of a matrix or table to Chapter 1 would be beneficial. Chair Barbadoro raised question regarding the possibility of including code exceptions for ADUs to provide for reduced construction costs. Todd Cantor noted that life-safety features such as fire separation represented minimal cost, and that luxury items such as granite countertops would be more relevant to cost savings. Jake Nunnemacher noted concern with providing exceptions for ADUs with regard to life-safety and stated that they should be treated the same as other one-and-two family dwelling units. Becca Edson stated that she could conduct research into topic and provide subcommittee with additional information at a later date. Len Morse-Fortier raised question regarding intent of legislature with regard to classification of ADUs.

Chair Barbadoro noted definition of *EV Service Equipment*, no items were discussed.

Chair Barbadoro noted definition of *Lodging House*, adding that this matter would be discussed under another agenda item.

Chair Barbadoro noted new 2024 IRC definition of *Rainscreen System*, no items were discussed.

Todd Cantor motioned to approve carrying forward existing 780 CMR 10<sup>th</sup> Edition definitions, seconded by David Silveira. A roll call vote was held, none opposed, none abstained. Motion passed unanimously.

#### **4) Review/Discuss/Vote – Code Change Proposals**

Chair Barbadoro introduced topic of Code Change Proposals. Todd Cantor introduced proposal R313.2 and provided an overview, describing a change in language to require sprinklers in two-family dwellings. Chair Barbadoro raised question regarding increased cost to construction if sprinklers were required in two-family dwellings. Len Morse-Fortier raised question regarding water damage to structures during firefighting efforts. Todd Cantor clarified nature of sprinkler systems relative to firefighting efforts and described response and water usage for sprinkled versus non-sprinkled fire events. David Silveira noted importance of life-safety features and raised question regarding increased cost of construction relative to the state's housing shortage.

Len Morse-Fortier raised question regarding sprinkler types. Chair Barbadoro provided clarification regarding deluge versus conventional sprinkler systems. Todd Cantor motioned to put proposal to a vote, seconded by Len Morse-Fortier. Chair Barbadoro raised question regarding applicability relative to renovations of existing buildings. Todd Cantor clarified that the proposed change was intended to cover only new two-family dwellings. Becca Edson raised question regarding whether unoccupiable space such as unfinished attics would be sprinkled as well. Committee members amended language to clarify requirements would be relative to *new* two-family dwellings. Todd Cantor motioned to approve proposal as amended, seconded by Becca Edson. A roll call vote was held, David Silveira opposed, none abstained. Motion passed 4-1.

Len More-Fortier provided overview of proposal R401.4, noting that this proposal would take no action on changes from 2021 to 2024 IRC. David Silveira motioned to accept code change proposal, then withdrew motion for further discussion. Subcommittee members discussed seismic and soil testing requirements. David Silveira motioned to accept code change proposal to take no action, seconded by Todd Cantor. Board Staff Andrew Chase noted that matters where model language would be adopted unamended did not require a proposal or motion and vote to take no action. A roll call vote was held, none opposed, none abstained. Motion to take no action passed unanimously.

Subcommittee members noted that two other proposals submitted by Len Morse-Fortier were to take no action on 2021 to 2024 IRC changes. Subcommittee reached consensus that no action was necessary.

**5) Review/Discuss/Vote – Short-Term Rentals**

Chair Barbadoro introduced topic of Short-Term Rentals and read through Short-Term Rental Discussion document. Len Morse-Fortier stated that Lodging Houses should be regulated under the commercial rather than the residential code, noting a possible exception for owner-occupied dwellings. Chair Barbadoro described statutory threshold of lodging house beginning at four occupants. David Silveira stated that he agreed lodging houses should be regulated under commercial code. Todd Cantor noted that he favored providing an exception for owner-occupied dwellings. Becca Edson stated that she also favored providing an exception for owner-occupied dwellings. Chair Barbadoro provided historical context for inspections of lodging houses. A staff member for OPSI, Gordon Bailey, appeared and provided historical context for difference between Short-Term Rentals and Lodging Houses. No action taken.

**6) 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. No matters were discussed.

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

**Meeting adjourned at 11:06 AM**

Items Relied Upon

Agenda

Code Change Proposals

Short-Term Rental Discussion Document