



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, March 12th, 2026, at 9:05 AM
Meeting Minutes

Roll Call

Vacant, BBRS Member	<input 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 type="checkbox"/> present <input checked="" type="checkbox"/> absent
David Silveira, CSL (joined at 9:47 AM)	<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) 1. Review/Discuss/Vote - Meeting Minutes

a. Meeting Minutes for February 12th, 2026

Chair Barbadoro introduced topic of meeting minutes from February 12th, 2026. Board staff noted minutes were not yet available for subcommittee review.

2) Review/Discuss - Open Meeting Law

Chair Barbadoro introduced topic of Open Meeting Law review and noted that a code change proposal voted on at the last meeting needs to be reviewed again to ensure compliance with the law. Board Counsel Charles Kilb provided brief overview of Open Meeting Law and noted importance of specificity on meeting agendas.

3) Review/Discuss - Future Meeting Duration

Chair Barbadoro introduced topic of Future Meeting Duration. Subcommittee members discussed potential for increasing duration of meetings from two hours to two and a half hours, as well as potential assignments of remaining Residential chapters.

4) Review/Discuss/Vote – Code Change Proposals

a. R313.2 - Code Change Proposal - Sprinkler Systems for Two-Family Dwellings

Chair Barbadoro introduced topic of Code Change Proposal R313.2 Sprinkler Systems for Two-Family Dwellings and provided overview of discussion and vote from previous meeting in which the code change was approved. It was noted that not all present at this meeting were present at the prior meeting and this item was the subject of the prior open meeting law reminder, so members agreed to treat this as a new matter. Becca Edson specified that sprinkler types need to be clarified. Chair Barbadoro described NFPA 13D sprinkler cost, noting insufficient water supply can necessitate the need for a tank and pump system. Becca Edson raised question regarding dwellings using a well system. Reade Milne raised question as to whether language would be applicable to ADUs. Todd Cantor clarified sprinkler systems relative to dwellings with wells. Jake Nunnemacher provided overview of sprinkler system types relative to different water systems.

Reade Milne raised question regarding practicality of sprinklers in attached ADUs. Subcommittee members discussed circumstances where buildings would not have adequate water supply to support a sprinkler system. Todd Cantor clarified intent of code change proposal relative to two-family dwellings. Reade Milne raised possibility of providing language regarding substantial alterations. Reade Milne motioned to table code change proposal pending amended language, no second, motion did not carry. Members noted that they wished to continue the discussion before making any decisions.

Subcommittee members discussed potential language regarding exceptions for alteration type. Todd Cantor clarified intent of proposal regarding additions to existing space. David Silveira noted a preference for limiting requirement to newly constructed two-family dwellings and providing exceptions for additions and ADUs. David Silveira raised possibility of including language relative to substantial alterations. Legal counsel also noted that some members cited there were external sources applicable to this proposal, he requested that if possible those could be provided with staff and shared with the subcommittee.

Todd Cantor motioned to table code change proposal pending new language, seconded by David Silveira. A roll call vote was held, none opposed, none abstained. Motion passed unanimously.

5) Review/Discuss - Short Term Rentals – General Overview of Policy Issues for Future Code Drafting

Chair Barbadoro introduced topic of Short-Term Rentals overview. He called on Gordon Bailey, who provided overview of Short-Term Rentals including definitions, short-term rentals of three-stories or less in residential code three-stories or more in base code, licensed lodging houses regulated in base code, monitored household warning systems, language relative to 2024 IRC Appendix BO, intensification of use, and periodic inspections. Reade Milne raised question regarding language relative to owner versus non-owner-occupied dwellings. Chair Barbadoro raised question regarding periodic inspections. Gordon Bailey clarified potential requirements for life-safety systems and periodic inspections. Members took no motions, the matter will be on future agendas.

6) Review/Discuss - 780 CMR 51.00 Chapter 1

No matters were discussed.

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

No matters were discussed.

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

Meeting adjourned at 10:59 AM.

Items Relied Upon

Agenda

Code Change Proposals