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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, March 26th, 2026, at 9:03 AM
Meeting Minutes

Roll Call

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
Becca Edson, Architect	<input checked="" type="checkbox"/> present <input type="checkbox"/> absent
Jason Ferschke, BBRS Member	<input checked="" type="checkbox"/> present <input type="checkbox"/> absent
Greg Gagnon, Developer	<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 type="checkbox"/> present <input checked="" type="checkbox"/> absent
BBRS Member (vacant)	<input type="checkbox"/> present <input type="checkbox"/> absent

1) Review/Discuss/Vote - Meeting Minutes

a. Meeting Minutes for February 12th, 2026

Chair Barbadoro introduced topic of meeting minutes from February 12th, 2026. Becca Edson motioned to approve meeting minutes, seconded by Todd Cantor. A roll call vote was held, none opposed, none abstained. Motion passed unanimously.

2) Review/Discuss/Vote – Short-Term Rentals

Chair Barbadoro introduced topic of Short-Term Rentals and presented a series of questions to subcommittee. Reade Milne stated that it was being proposed for Chapter 2 later on the agenda to remove 780 CMR definition of *Lodging House*. Reade Milne and Becca Edson stated preference for maintaining IRC definition of *Lodging House*. Chair Barbadoro noted differences between types of lodgings houses relative to communities served. Becca Edson provided clarification on IRC definition of *Lodging House* versus 10th edition 780 CMR definition. Len Morse-Fortier raised question regarding employee housing versus paid lodging houses. Chair Barbadoro provided overview of 780 CMR 4th Edition *Lodging House* definition. Becca Edson raised question regarding year-round occupant relative to statutory definition.

Chair Barbadoro provided overview of 780 CMR 4th Edition definition of *Boarding House*. Greg Gagnon raised question relative to timeframe for lodging houses and stated preference for maintaining IRC definition of *Lodging House*. Todd Cantor noted varying occupancy requirements in general laws and noted sprinkler requirements in Base code. Jason Ferschke stated preference for regulating lodging houses in the Base code. Chair Barbadoro questioned whether subcommittee members would be in favor of keeping lodging houses in the Base code or would favor of creating a definition in Residential provisions:

In favor of Base code: Jason Ferschke, Mark Barbadoro, Todd Cantor, Becca Edson, Reade Milne, Greg Gagnon

In favor of Residential definition: none

Abstain: Len Morse-Fortier

Chair Barbadoro questioned subcommittee members as to whether small-scale, owner-occupied lodging houses regulated under the Base code should be exempt from additional regulations. Reade Milne stated preference for having lodging house regulations be based on number of occupants rather than guest rooms. Todd Cantor raised question regarding potential conflict between definitions in statute and code. Reade Milne raised question regarding potential conflict between short-term rental and lodging house language. Chair Barbadoro raised question regarding existing one- and two-family dwelling used as short-term rentals being included in the Residential code appendix for Existing Buildings. Jason Ferschke discussed fire safety with regard to short-term rentals.

Chair Barbadoro raised question as to whether the one- and two-family dwelling code should be limited to non-transient use. Becca Edson stated opinion that she agreed that short-term rentals should remain in Base code. Chair Barbadoro noted difference between owner-occupied versus non-owner-occupied uses. Chair Barbadoro raised question regarding periodic inspections for short-term rentals. Becca Edson and Reade Milne stated support for periodic inspections. Subcommittee members discussed size of structures relative to life-safety requirements.

3) Review/Discuss/Vote - Code Proposals

a. R313.2/Appendix BO Code change proposal sprinkler system for two-family submitted by T. Cantor

Chair Barbadoro introduced topic of R313.2 code change proposal. Chair Barbadoro provided overview of code change proposal and noted numbering change from 2021 IRC to 2024 IRC. Chair Barbadoro noted new language regarding insufficient water supply. Reade Milne raised question regarding Accessory Dwelling Units and sprinkler requirements with changes to use groups. The Chair noted this was an introduction and that these matters will be addressed more fulsomely at the next meeting.

4) Review/Discuss/Vote - IRC and 780 CMR 51.00 Chapter Reviews

No matters were discussed.

5. Review/Discuss - Other Matters Not Reasonably Anticipated 48 Hours in Advance of Meeting

No matters were discussed.

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

Meeting adjourned at 11:33 AM.

Items Relied Upon

Agenda

Code Change Proposals

Draft of Short term rentals