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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, April 9th, 2026, at 9:07 AM
Meeting Minutes**

Roll Call

Mark Barbadoro, DOL Appointee	☒ present ☐ absent
Todd Cantor, Municipal Fire Official	☒ present ☐ absent
Becca Edson, Architect	☒ present ☐ absent
Jason Ferschke, BBRS Member	☒ present ☐ absent
Greg Gagnon, Developer	☒ present ☐ absent
Reade Milne, Municipal Building Official	☒ present ☐ absent
Len Morse-Fortier, Structural Engineer	☐ present ☒ absent
David Silveira, CSL	☐ present ☒ absent
BBRS Member (vacant)	☐ present ☐ absent

1) Review/Discuss/Vote Meeting Minutes

a. Meeting Minutes for February 26, 2026

Chair Barbadoro introduced topic of meeting minutes from February 26, 2026. Jason Ferschke motioned to approve meeting minutes, seconded by Todd Cantor. A roll call vote was held, none opposed, none abstained. Motion passed unanimously.

b. Meeting Minutes for March 12, 2026

Chair Barbadoro introduced topic of meeting minutes from March 12, 2026. Jason Ferschke 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 Request for Interpretation 2026-04 R111.1 from G. Pelletier

This was discussed after item three during the meeting. Chair Barbadoro introduced the interpretation request for discussion. The request was reviewed in depth with discussion regarding scenarios restricting use of space, process for issuing certificates of occupancy and completion of work for all types of work. It was noted that verbiage of Section R111.1.1 specific to a building has been changed in whole or in part can be confusing and open to interpretation. It was also mentioned that the question may be incorrect as one- and two-family dwellings are in IRC and that R3 and use groups are in the base code. The intent of R111.1.1 was further discussed along with possible assumptions.

Reade Milne motioned to provide an interpretation if the structure is rendered unoccupiable, requiring a new certificate of occupancy per R111.1.1 to the BBRS post subcommittee review, seconded by Jason Ferschke.

Other scenarios discussed including an old home with attic space being renovated for use as bedroom in which a certificate of completion would need to be issued, if the structure or building is rendered unoccupiable, a new certificate of use or occupancy be issued, and if the house is occupiable then a certificate of completion would be issued, etc.

A roll call vote was held, none opposed, none abstained. Motion passed unanimously.

The interpretation will be live edited at next meeting.

3) Review/Discuss/Vote Code Proposals

a. 780 CMR 51.00 (R202) IRC Chapter 2 code change proposal

Chair Barbadoro introduced topic of code change proposal. He invited Reade Milne to speak to her code change proposal bringing over 10th edition verbiage and editing ICC 2024 language. She reviewed a table comparing definitions from 2024 IRC vs MA amendment with all carried forward from the 10th edition and proposing to carry forward to the 11th edition. Windborne Debris Region, Native lumber and Electric vehicle service Equipment were some examples of those being brought forward. Design Flood Elevation, Coastal A zone, Coastal Dune were examples of definitions discussed but being looked at by other subcommittees. Ms. Milne did note there may be other definitions being created in future. She also noted the MA amended definition for lodging houses was purposely left out of this proposal as this will tie in with the short-term rental discussion this subcommittee is having.

Reade Mile motioned to accept the proposed amendments with the exception of Design Flood Elevation, Coastal A Zone, Coastal Dune and Coastal Wetland Resource Area, seconded by Becca Edson. No further discussion.

A roll call vote was held, none opposed, none abstained. Motion passed unanimously.

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

Chair Barbadoro introduced topic of the code change proposal and reviewed the proposed which at a high level is one-family dwellings with an aggregate area greater than 14,400 square feet and two -family dwellings shall be equipped with an automatic sprinkler installed in accordance with NFPA 13D. Other language to R309 was mentioned. There were questions about the exceptions including if someone has a single family and adding a second unit, is this considered an addition? Or when adding an ADU to an existing house, is a sprinkler required? If a brand-new home is built in MA and adding an ADU, would the entire building be sprinklered? Or just putting in ADU which is now making it a 2-unit building, is it required? Or how does this work in commercial? Chair Barbadoro noted verbiage being proposed will need to be changed but it there for purposes of discussion.

Chair Barbadoro took comments from members of the public about commercial vs residential. There was continued discussion on specific proposed verbiage regarding water flow and having to clarify when to sprinkler and not to sprinkler for single family vs A2 dwelling. Reade Milne suggested it would be a good idea to take the temperature of the subcommittee and see where it is leaning to. Executive Director Gropman recommended to the subcommittee that at the minimum, vote to see if this is the direction the subcommittee wants to go in before spending significant time wordsmithing. Prior to the vote Jake Nunnemacher was called upon by the Chair to comment on water flow and minimum pressure. He stated that the minimum pressure needed for faucets/shower per code is 20 PSI. The pressure needed to run a sprinkler system is 7 PSI. There are sprinkler heads that work on higher pressures, but that's an option. Subcommittee will need to spend more time and effort tweaking verbiage in R309.3 #4. Cost for the multi-purpose systems being minimal was brought up by Todd Cantor. Chair Barbadoro asked the subcommittee if they had a clear understanding of how much it may cost, prior to a vote. Most subcommittee members felt they had an idea. David Silveira noted he had a range but felt that this is not the right time to move forward with this.

Jason Ferschke motioned to move the proposal forward for the point of discussion as he is very much in support of it. He added that the national average is about \$1.35 per square foot and some of the more local installations we've seen on houses that are approaching that or just over those 14,000 square feet is about \$3 a square foot. The motion was made and seconded by Todd Cantor.

A roll call vote was taken:

Yes - Becca Edson, Todd Cantor, Jason Ferschke, Reade Milne, Greg

No – David Silveira, Mark Barbadoro

The motion was granted per majority vote.

Chair Barbadoro asked that for a final vote there should be some documentation that indicates the standard costs for sprinkler systems and any data on fatalities and injuries in two-family with sprinklers knowing this data may be from other states. He wants to make sure monetary and life costs are reviewed.

Subcommittee entered break from 10:08 – 10:15

Upon returning, Chair Barbadoro asked the subcommittee high level questions to better assist in writing the code language. The first question asked, does this apply solely to new construction or does it also apply to adding units to existing buildings? Limit to new construction and new two-family dwelling

Yes - David

No – Todd, Reade, Jason, Becca, Greg

Abstain – Mark

Next question asked was about additions that create a dwelling to an existing single-family dwelling. Chair Barbadoro asked, “do you want both units to be sprinklered or only the one that is defined as the new unit?

If a unit is added, do you sprinkle only the unit or both?

Both or new

Both – Jason, Greg

New – Todd, Reade, Becca, David

Abstain - Mark

Chair Barbadoro then pivoted to more specific questions and exceptions. Comments made referencing substantial work, altering a building/structure, Appendix J and having half a building sprinklered. It was determined that the question would reference AJ 102.3 complete reconstruction – if a dwelling undergoes reconstruction such that more than 50% of walls and ceilings are open to framing, then the entire existing building shall be provided with smoke, heat, and carbon monoxide protection. Reade, Jason, Todd, Becca, David stated both should be sprinklered. Becca Edson noted subcommittee will need to revisit a substantial project definition since we have gotten rid of the Appendix AJ. Chair Barbadoro’s last question, “if you add to an existing dwelling another dwelling unit that is half the square footage up to 900 square feet, it is attached or within, should the entirety be exempt from sprinklers? Should you exempt the ADU? Reade, David, Mark – exempt ADU

Todd, Jason, Becca, Greg – abstain

It was noted Executive Director Gropman will share the outcome of polling with subcommittee.

- 4) **Review/Discuss/Vote** Short term rentals and lodging houses – discussion tabled to future meetings. Discussion ensued if this is something this subcommittee even wants to take up? Determination made to push to a future meeting. Board Counsel Kilb stated when the subcommittee is ready to work on this topic again, to get the subcommittee’s opinions on paper and staff would provide the language that complies with this.
- 5) **Review/Discuss/Vote** IRC and 780 CMR 51.00 Chapter Reviews – not discussed
 - a. **IRC Chapter 3**
 - b. **IRC Chapter 9**
- 6) **Additional Business/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 11:39 AM.

Items Relied Upon

Agenda

Minutes

780 CMR

Code Change Proposals