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### **BOARD OF BUILDING REGULATIONS AND STANDARDS MINUTES**

#### *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 on Microsoft Teams as follows:

**Meeting called to order on Tuesday, August 26<sup>th</sup>, 2025, at 10:05 AM**  
**Meeting Minutes**

#### **Roll Call**

|                                          |                                                                             |
|------------------------------------------|-----------------------------------------------------------------------------|
| Michael McDowell, BBRS Member            | <input checked="" 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 type="checkbox"/> absent            |
| David Silveira, CSL                      | <input type="checkbox"/> present <input checked="" type="checkbox"/> absent |
| Becca Edson, Architect                   | <input checked="" type="checkbox"/> present <input type="checkbox"/> absent |
| Greg Gagnon, Developer                   | <input checked="" type="checkbox"/> present <input type="checkbox"/> absent |

#### **1) Welcome and Introductions**

BBRS Executive Director Tammy Gropman introduced herself and DOL Deputy Commissioner Thomas Lacey. Deputy Commissioner Lacey gave a brief overview of the BBRS subcommittees and their intent. Subcommittee members introduced themselves and provided background in order of roll call. DOL employees provided brief introductions as did BBRS Vice Chair.

#### **2) Legal Counsel Overview**

Board Counsel Charles Kilb provided an overview of public meeting requirements, agendas, selection of a chair, quorum, and meeting minutes. He also provided an overview of the requirements of public records law.

#### **3) Review/Discussion:**

##### **Charge of Subcommittee**

E.D. Gropman provided an overview of the charge of the subcommittee, BBRS guidelines, discussed tracking log, and opened floor for questions.

##### **Timeline**

E.D. Gropman discussed timeline of subcommittees, estimated for a six-month period.



**Tracking Log**

E.D. Gropman discussed code amendment tracking log to be submitted to BBRS by subcommittee secretary and opened floor for questions. Michael McDowell raised question as to goals of subcommittee and ability to stay current with regulations.

**4) Nominate/Vote - Chair**

E.D. Gropman raised matter of Chair nominations and noted that members could vote for themselves. Members Reade Milne and Mark Barbadoro raised questions as to Chair's responsibility.

Vote was moved to next subcommittee meeting.

**5) Nominate/Vote – Secretary**

E.D. Gropman raised matter of the secretary nomination and role relative to amendment tracking log, then opened the floor for nominations. Jason Ferschke nominated Todd Cantor. Mark Barbadoro seconded. Board Counsel Kilb described the procedural need for roll call votes. The subcommittee then voted.

**Roll Call Vote:**

Michael McDowell - Yes

Jason Ferschke - Yes

Mark Barbadoro - Yes

Todd Cantor - Yes

Reade Milne - Yes

Becca Edson - Yes

Greg Gagnon - Yes

**6) Determine Subcommittee Cadence/Discussion**

E.D. Gropman raised topic of subcommittee cadence, discussed six-month time frame and opened the floor to discussion. Reade Milne and Mark Barbadoro raised questions as to timing and frequency. The subcommittee discussed and reached a consensus that the Residential Code Subcommittee would meet Thursdays, from 9:00 AM to 11:00 AM, beginning September 11<sup>th</sup>, 2025, and recurring bi-weekly.

Subcommittee member Len Morse-Fortier joined meeting at 10:46.

**7) Commence Review of Assigned Codes**

E.D. Gropman discussed the matter of ICC assigned code books and the subcommittee's coverage of 780 CMR Chapter 51. Board Counsel Kilb discussed coverage of other subcommittees and potential overlap of review. Chief Ross Seavey provided background on scope of subcommittee relative to 2024 IRC and 780 CMR 10 Edition. E.D. Gropman opened floor for discussion.

**8) Discuss - Matters Not Reasonably Anticipated 48 hours in Advance of Meeting**

E.D. Gropman opened floor for discussion. Len Morse-Fortier raised question regarding communication. Michael McDowell raised discussion of subcommittee's goals. E.D. Gropman referred back to the BBRS' charging document and draft timeline.

Michael McDowell made a motion to close meeting. Mark Barbadoro seconded. A roll call vote was conducted. The motion passed unanimously.

**Meeting adjourned at 11:20 AM**

**Items Relied Upon**

Agenda

BBRS Subcommittee Delegation and Tracking Logs

