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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 September 11th, 2025, at 9:03 AM
Meeting Minutes**

Executive Director Tammy Gropman noted that a Chair had yet to be nominated and began roll call.

Roll Call

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

1) Nominate/Vote Chair

E.D. Gropman opened floor for nominations for Chair. Becca Edson nominates Mark Barbadoro, seconded by Michael McDowell. A roll call vote was held, none in opposition, none abstained. Motion passed unanimously. Mark Barbadoro assumed responsibility of Chair.

2) Review/Vote Residential Code Meeting minutes from August 26, 2025

Chair Barbadoro noted that August 26, 2025, meeting minutes were not in packet. E.D. Gropman noted that minutes were not in packet for administrative reason and would be tabled for the next meeting.

3) Commence Review of assigned code sections – Chapter 51 and code proposals from 10th

Chair Barbadoro questioned E.D. Gropman regarding assigned code sections. E.D. Gropman discussed code change proposals in packet. Board Counsel Charles Kilb discussed code change proposals deemed urgent by subcommittee versus those which may be considered for 11th edition of 780 CMR. Members discussed carbon monoxide voice notification requirements. E.D. Gropman raised question of prioritizing the code change proposals. Members discussed and reached consensus to review proposals and prioritize by urgency.



E.D. Gropman read through proposals in packet.

Proposal ACANE 1 was reviewed and discussed. Chair Barbadoro noted that this proposal is related to R403.3.5, which currently stipulates that “*duct testing shall be done by HERS Rater, HERS Rating Field Inspector, or an applicable BPI Certified Professional.*” Chair Barbadoro also noted that the current IECC language may be in conflict with the Commonwealth’s sheet metal statutes. Board Counsel Kilb noted for clarification that the Sheet Metal Board are in the same agency as the BBRS. Kilb also noted there may be a legitimate overlap between the building code and sheet metal statute which would be appropriate to address. Mark Barbadoro motioned to table for the 11th edition of 780 CMR, Reade Milne seconded. A roll call vote was held, none opposed, none abstained. The motion passed unanimously.

Proposal ACANE 2 was reviewed and discussed, relative to R403.6.3 – Testing and Verification. Chair Barbadoro noted that this proposal was related to the first reviewed. Reade Milne motioned to table for the 11th edition of 780 CMR, Michael McDowell seconded. Reade Milne raised question for clarification as to outcome of votes. Chair Barbadoro, E.D. Gropman, and Attorney Kilb raised the topic of reaching out to proponents for updates. Attorney Kilb also noted that outside general procedure dictates that outside testimony should not be taken in the middle of a motion and vote. A roll call vote was held, none opposed, none abstained. Motion passed unanimously.

Proposal Chapter 51 – Gordon Bailey: Proposal 1 and 4 was reviewed and discussed, as relative to R313.2.1 and 780 CMR Chapter 51, Section 2: Definitions. Reade Milne raised topic of short-term rental and difference between owner-occupied versus others. Milne and Chair Barbadoro also noted importance of this topic on the Islands. Attorney Kilb noted complexity of topic related to other proposals. Reade Milne noted a more holistic approach as the topic is broad. Todd Cantor noted the difficulty of enforcement on this topic and raised question of committee members amending proposals. Attorney Kilb confirmed that it can. Chair Barbadoro raised question of workflow among subcommittee. Reade Milne raised question as to scope of topic. Michael McDowell noted the need for public comment. Chair Barbadoro noted difference between sprinklers in short-term rentals versus lodging houses. Reade Milne motioned that subcommittee take up reviewing and making recommendations regarding short term rental language code sections for the 10th edition as an urgent matter, Todd Cantor seconded. A roll call vote was held, none objected, none abstained. Motion passed unanimously.

Proposal Chapter 51 – Gordon Bailey: Proposal 2 and 3 was reviewed and discussed. Reade Milne motioned to table items for 11th edition of 780 CMR, seconded. A roll call vote was held, none opposed, none abstained. Motion passed unanimously.

Proposals Chapter 51 Kathleen Nugent was reviewed and discussed. Matter was tabled until the next meeting for clarification from proponent.

Proposal Chapter 9 and 51 Jake Nunnemacher was reviewed and discussed. Todd Cantor motioned to table matter for consideration in 11th edition of 780 CMR, seconded by Michael McDowell. Chair Barbadoro questioned whether proponents should be present for subcommittee’s review. E.D. Gropman noted that proponents are welcome to attend but not required. A roll call vote was held, none opposed, none abstained. The motion passed unanimously.

Proposal Home Builders and Remodelers Association was reviewed and discussed, relative to R311.7.5.1 and R311.7.5.2 for risers and tread respectively. Member noted that this matter was no urgent as it had already been adopted under the 10th edition language. Members noted proposal section 2, relative to R313.2.1 Automatic Fire Sprinkler Systems and discussed. Todd Cantor motioned to table for consideration in the 11th edition of 780 CMR, seconded by Becca Edson. A roll call vote was held, none opposed, none abstained.

4) Discuss other matters not reasonably anticipated 48 hours in advance of meeting

E.D. Gropman discussed need for quorum and communication with Board staff in advance of meetings going forward. Members discussed organization of IRC chapters for review.

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

Meeting adjourned at 11:02 AM

Items Relied Upon

Agenda

10th Edition Code Change proposals