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**BOARD OF BUILDING REGULATIONS AND STANDARDS**  
**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) convened a meeting in accordance with G.L. c143 § 97 on:

**Meeting called to order on Thursday September 25<sup>th</sup>, 2025, at 9:03 AM**  
**Meeting Minutes**

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**Roll Call**

Michael McDowell, 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 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 checked="" type="checkbox"/> present <input checked="" type="checkbox"/> absent
Becca Edson, Architect	<input checked="" type="checkbox"/> present <input type="checkbox"/> absent (left at 10:00 AM)
Greg Gagnon, Developer	<input checked="" type="checkbox"/> present <input type="checkbox"/> absent (joined at 9:41 AM)

**1) Review/Vote Meeting minutes from August 25, 2025, and September 11, 2025**

Chair Barbadoro introduced Residential Code Subcommittee meeting minutes from August 25<sup>th</sup>, 2025. Becca Edson motion to approve minutes, seconded by David Silveira. A roll call vote was held. None opposed, none abstained. Motion passed.

Chair Barbadoro introduced Residential Code Subcommittee meeting minutes from September 11<sup>th</sup>, 2025. Chair Barbadoro motioned to approve the minutes, seconded by David Silveira. A roll call vote was held. None opposed, none abstained. Motion passed.

**2) Review Code sections – Chapter 51 and code proposals from 780 CMR 10th Edition**

Chair Barbadoro raised matter of short-term rental sprinkler requirements noting it had been discussed in previous meeting. Reade Milne discussed research conducted into topic. Chair Barbadoro introduced a proposal matrix that specified sprinkler requirements by category, occupancy description, number of guest rooms, and construction type. Subcommittee members discussed proposal language and definitions of “guest rooms”, “short-term rentals”, “housekeeping unit”, “primarily owner-occupied”, & “lodging houses”. Reade Milne noted difficulty in confirming housing units as primarily owner-occupied. Chair Barbadoro discussed lodging houses in Gateway Cities as an example of where sprinklers should be required.

Chair Barbadoro noted dwelling units under the jurisdiction of the IRC vs IBC. Reade Milne noted employee housing on the islands as an example of difficulty in distinguishing between lodging houses and housekeeping units.

Jason Ferschke noted the definition of Lodging House per M.G.L. Chapter 148 Section 26H *“For the purposes of this section "lodging house" or "boarding house" shall mean a house where lodgings are let to six or more persons not within the second degree of kindred to the person conducting it, but shall not include fraternity houses or dormitories, rest homes or group residences licensed or regulated by agencies of the commonwealth.”*

Becca Edson noted that she was leaving the meeting at 10:00 AM.

Chair Barbadoro introduced IRC Lodging House Amendment and discussed proposal’s contents. Subcommittee discussed scoping requirements of IRC, one- and two-family dwellings, lodging houses, existing townhome uses in short-term rentals, and definitions of occupancy. Chair Barbadoro raised matter of townhome conversion into lodging houses, where lodging is defined as one and two family and townhomes would currently be exempt. Reade Milne discussed changing definition of lodging house. Chair Barbadoro discussed definition of “owner-occupied”. Len Morse Fortier raised matter that no current definition of short-term rental in 780 CMR Chapter 2 Definitions.

Len Morse Fortier raised matter of the subcommittee taking up the definition of “deck”, noting that a porch and a deck are currently treated the same under the code. He continued that a porch has a roof over it while a deck does not, and that this was notable as the requirements for a deck include a live load associated with the space to which it is adjacent. He noted that the difference between these two features is also in conflict with current snow-load requirements.

Chair Barbadoro raised topic of structure for review of relevant materials, proposals, and chapters by subcommittee in the next meeting and going forward. Subcommittee also discussed dividing meetings by subject matter.

David Silveira motioned to adjourn meeting, seconded by Len Morse Fortier. A roll call vote was held. None abstained, none opposed.

Meeting adjourned at 11:08 AM

#### Items Relied Upon

Agenda

Meeting Minutes

Code proposals