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GOVERNOR

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LAYLA R. D'EMILIA
UNDERSECRETARY, CONSUMER
AFFAIRS AND BUSINESS
REGULATION

SARAH R. WILKINSON
COMMISSIONER, DIVISION OF
OCCUPATIONAL LICENSURE

STATE BOARD OF BUILDING REGULATIONS
AND STANDARDS BUILDING OFFICIAL CERTIFICATION COMMITTEE
May 6, 2025, at 9am to 1pm
DOL Satellite Office 365 East St. Tewksbury, MA 01876

Meeting Minutes
Meeting called to order at 9:01 AM

Roll Call

- | | |
|---|--|
| a. Michael Giampietro, Chair, Member at Large | <input checked="" type="checkbox"/> present <input type="checkbox"/> absent |
| b. John Naff, Vice Chair, Member at Large | <input checked="" type="checkbox"/> present <input type="checkbox"/> absent |
| c. David Fuller, MBCIA | <input type="checkbox"/> present <input checked="" type="checkbox"/> absent – arrived post roll call |
| d. Michael Clancy, SEMBOA | <input checked="" type="checkbox"/> present <input type="checkbox"/> absent |
| e. Henry Fontaine, MetroWest | <input type="checkbox"/> present <input checked="" type="checkbox"/> absent |
| f. Andrew Bobola, BBRS Representative | <input type="checkbox"/> present <input checked="" type="checkbox"/> absent |
| g. George Peterson, BOWM | <input checked="" type="checkbox"/> present <input type="checkbox"/> absent |
| h. Kevin Ross, Member at Large | <input checked="" type="checkbox"/> present <input type="checkbox"/> absent |
| i. Mark Robidoux, Member at Large | <input checked="" type="checkbox"/> present <input type="checkbox"/> absent |
| j. Anthony Marino, MMA Representative | <input checked="" type="checkbox"/> present <input type="checkbox"/> absent |
| k. VACANT, Member of Academia | <input type="checkbox"/> present <input type="checkbox"/> absent |

1) Review/Vote Meeting Minutes for April 1, 2025

John Naff made a motion to approve the meeting minutes from April 1, 2025, with one amendment presented by Kevin Ross, seconded by Kevin Ross. A roll call vote was conducted: the motion passed unanimously.

2) Review/Discuss Executive Director Report

Tammy Gropman reported out that the BOCC website's total number of credit hours section has been updated based off of feedback from officials. Two notes have been added. The first note is - Only the names of those Building Officials who have submitted training hours to the BOCC for review and approval are listed. The second note is about the lag time from submission to system update. She also reported that changes have been made to how the 10th edition building code is presented on the website. Changes made reflect how the 9th is presented and to make it more user friendly. Executive Director also reported that hearing notices are being sent this week to those building officials who requested a CEU extension request for past cycle yet did not complete all 45 hours of CEUs. Lastly, she reported that those individuals who had made no attempt to renew their BO license and were approved by BOCC at the April 1 meeting, had their license status changed to null and void.

3) Review/Discuss Board Counsel Report



Philip Chan reported that he has been researching and working with Senior Board Counsel to answer questions posed by board members regarding the next topic on the agenda.

4) **Discuss/Vote** Delegate staff to initiate complaint on behalf of BOCC

Board Counsel Chan noted concerns regarding this recommendation including due process issues with no independent review by a subject matter expert until hearing. There needs to be some review/vetting process by the BOCC prior to complaint being issued. John Naff had made a motion to approve and then withdrew motion.

5) **Discuss/Vote** BOCC revised NERF

Executive Director Gropman reviewed potential changes to the NERF based on feedback from officials and Board. Some minor edits to layout including work email and personal email and BO# added to form, and a box for Alternate Building Commissioner added. Discussions held about these changes, as well as who can sign off on NERF. Appointing authority is not defined in 143. John Naff made a motion to approve the NERF as amended, seconded by Mark Robidoux. A roll call vote was conducted: the motion passed unanimously.

6) **Review/Discuss/Vote** BOCC revised Extension of Time Policy

Executive Director Gropman posed a question to the Board if changes will be made to this policy as it was discussed at length at last meeting and there continues to be confusion with the policy. A robust discussion about the length of the extensions and if there should be changes to these. Mark Robidoux made a motion to change the first extension to one year and the second and third extensions to 6 months, seconded by David Fuller. A roll call vote was conducted:

YES: John Naff, David Fuller, Mark Robidoux, Anthony Marino

NO: Mike Giampietro, Mike Clancy, George Peterson, Kevin Ross

The motion did not carry.

Mark Robidoux made another motion to change the makeup of issuance of extension from 6,6, and 12 to 8, 8, and 8, seconded by John Naff. A brief discussion was held regarding concerns deviating from 6 months and a year, that would be even more confusing to officials. No vote taken. Mark Robidoux withdrew his motion.

John Naff made a motion to keep the timeframes as they are, seconded by David Fuller. A roll call vote was conducted: the motion passed unanimously.

7) **Examination Approval Packets**

a) Antoon, Michael J

John Naff made a motion to approve the examination approval packet for Michael Antoon, seconded by Michael Clancy. No discussion. A roll call vote was conducted, the motion passed unanimously.

b) Asaro, Frank

George Peterson made a motion to deny the examination approval for Frank Asaro, due to lack of required supervisory experience, seconded by John Naff. A brief discussion was held. A roll call vote was conducted, the motion passed unanimously.

c) Cedrone, Alexander J

John Naff made a motion to approve the examination approval packet for Alexander Cedrone, seconded by Kevin Ross. No discussion. A roll call vote was conducted, the motion passed unanimously.

d) Corona, Domingo J

David Fuller made a motion to table the examination approval packet for more information for Domingo Corona, seconded by Michael Clancy. A brief discussion was held. A roll call vote was conducted, the motion passed unanimously.

e) DiChiara, Christopher J

John Naff made a motion to approve the examination approval packet for Christopher DiChiara, seconded by George Peterson. No discussion. A roll call vote was conducted, the motion passed unanimously.

f) Donnelly, Todd

David Fuller made a motion to approve the examination approval packet for Todd Donnelly, seconded by Kevin Ross. No discussion. A roll call vote was conducted, the motion passed unanimously.

g) Doyle, Terrence T

John Naff made a motion to approve the examination approval packet for Terrence Doyle, seconded by Michael Clancy. No discussion. A roll call vote was conducted, the motion passed unanimously.

h) Fitzgerald, Leah E

David Fuller made a motion to approve the examination approval packet for Leah Fitzgerald, seconded by Kevin Ross. No discussion. A roll call vote was conducted, the motion passed unanimously.

i) Hutchings, Keith M

John Naff made a motion to approve the examination approval packet for Keith Hutchings, seconded by George Peterson. No discussion. A roll call vote was conducted, the motion passed unanimously.

j) Lorusso, Elio

David Fuller made a motion to approve the examination approval packet for Elio Lorusso, seconded by John Naff. No discussion. A roll call vote was conducted, the motion passed unanimously.

k) McBride, Brendan O

John Naff made a motion to approve the examination approval packet for Brendan McBride, seconded by Michael Clancy. No discussion. A roll call vote was conducted, the motion passed unanimously.

l) McKenna, Christopher

John Naff made a motion to approve the examination approval packet for Christopher McKenna, seconded by Kevin Ross. No discussion. A roll call vote was conducted, the motion passed unanimously.

m) Nash, Donald E

John Naff made a motion to table the examination approval packet for more information for Donald Nash, seconded by George Peterson. A brief discussion was held. A roll call vote was conducted, the motion passed by majority vote:

YES: Mike Giampietro, John Naff, David Fuller, Michael Clancy, George Peterson, Kevin Ross, Mark Robidoux

No vote: Anthony Marino

n) Plourde, Thomas E

David Fuller made a motion to approve the examination approval packet for Thomas Plourde, seconded by Michael Clancy. No discussion. A roll call vote was conducted, the motion passed by majority vote:

YES: Mike Giampietro, John Naff, David Fuller, Michael Clancy, George Peterson, Kevin Ross, Mark Robidoux

No vote: Anthony Marino

o) Smith, Christopher M

John Naff made a motion to approve the examination approval packet for Christopher Smith, seconded by Kevin Ross. No discussion. A roll call vote was conducted, the motion passed unanimously.

p) Sullivan, James J

David Fuller made a motion to approve the examination approval packet for James Sullivan, seconded by John Naff. No discussion. A roll call vote was conducted, the motion passed unanimously.

q) Summers, Joseph

John Naff made a motion to approve the examination approval packet for Joseph Summers, seconded by Mark Robidoux. A discussion was held on credentials. A roll call vote was conducted, the motion passed unanimously.

8) Application for Certification Packets

a) Burke, John E

John Naff made a motion to approve John Burke for Certified Local Inspector, seconded by Kevin Ross. A brief discussion was held. A roll call vote was conducted, the motion passed unanimously.

b) Chartier, Eric R

John Naff made a motion to approve Eric Chartier for Certified Local Inspector, seconded by Mark Robidoux. A brief discussion was held regarding his expired license on 11/8/24 post first extension. Mr. Chartier was present at meeting and answered questions from Board on testing and passing exams and about not following the extension process. A roll call vote was conducted, the motion passed unanimously. A roll call vote was conducted, the motion passed unanimously.

Kevin Ross made a motion to file a complaint and then withdrew based on recommendation from Counsel.

c) Delaney, Thomas B

John Naff made a motion to approve Thomas Delaney for Massachusetts Certified Building Official (MCBO), seconded by David Fuller. No discussion. A roll call vote was conducted, the motion passed unanimously.

d) DeOliveira, Wando

David Fuller made a motion to approve Wando DeOliveira for Certified Local Inspector, seconded by Mark Robidoux. A brief discussion was held. A roll call vote was conducted, the motion passed unanimously.

e) Farrell, Malcolm J

John Naff made a motion to approve Malcolm Farrell for Certified Local Inspector, seconded by Kevin Ross. No discussion. A roll call vote was conducted, the motion passed unanimously.

f) Frederickson, Tyler J

Kevin Ross made a motion to approve Tyler Frederickson for Certified Local Inspector, seconded by George Peterson. No discussion. A roll call vote was conducted, the motion passed unanimously.

g) MacKay, Eleanor C

David Fuller made a motion to approve Eleanor MacKay as a Certified Local Inspector and MCBO, seconded by Michael Clancy. No discussion. A roll call vote was conducted, the motion passed unanimously.

h) Orfanos, Stavroula

John Naff made a motion to approve Stavroula Orfanos for MCBO, seconded by Mark Robidoux. No discussion. A roll call vote was conducted, the motion passed unanimously.

i) Panosian, Slater T

John Naff made a motion to approve Slater Panosian for MCBO, seconded by Kevin Ross. No discussion. A roll call vote was conducted, the motion passed unanimously.

j) Reed, Michael

John Naff made a motion to approve Michael Reed as a Certified Local Inspector, seconded by George Peterson. No discussion. A roll call vote was conducted, the motion passed unanimously.

k) Zdunczyk, Donald

John Naff made a motion to approve Donald Zdunczyk as a Certified Local Inspector, seconded by Kevin Ross. No discussion. A roll call vote was conducted, the motion passed unanimously.

9) New Employee Report Form

a) Atchue, Jonathan

John Naff made a motion to acknowledge Jonathan Atchue as Conditional Building Commissioner, seconded by David Fuller. No discussion. A roll call vote was conducted, the motion passed unanimously.

b) Barrera, Michael

Kevin Ross made a motion to acknowledge Michael Barrera as Conditional Local, seconded by Michael Clancy. No discussion. A roll call vote was conducted, the motion passed unanimously.

c) Bennett Jr, Bret

John Naff made a motion to acknowledge Bret Bennett Jr as Certified Building Commissioner, seconded by David Fuller. No discussion. A roll call vote was conducted, the motion passed unanimously.

d) Carlo, David

Michael Clancy made a motion to acknowledge David Carlo as Certified Local, seconded by John Naff. No discussion. A roll call vote was conducted, the motion passed unanimously.

e) Flanagan, Kevin

John Naff made a motion to acknowledge Kevin Flanagan as Certified Local, seconded by David Fuller. No discussion. A roll call vote was conducted, the motion passed unanimously.

f) Giampietro, Michael

Mr. Giampietro recused himself.

David Fuller made a motion to acknowledge Michael Giampietro as Certified Building Commissioner, seconded by Kevin Ross. No discussion. A roll call vote was conducted, the motion passed unanimously.

g) Holmes, Scott

John Naff made a motion to acknowledge Scott Holmes as Conditional Local, seconded by Michael Clancy. A brief discussion was held. A roll call vote was conducted, the motion passed unanimously.

h) Iafrate, Nicholas R

John Naff made a motion to acknowledge Nicholas Iafrate as Certified Building Commissioner, seconded by Kevin Ross. No discussion. A roll call vote was conducted, the motion passed unanimously.

i) Jenks, Nicholas

David Fuller made a motion to acknowledge Nicholas Jenks as Certified Building Commissioner, seconded by Michael Clancy. No discussion. A roll call vote was conducted, the motion passed unanimously.

j) McGrady, William

John Naff made a motion to acknowledge William McGrady as Certified Building Commissioner, seconded by Kevin Ross. No discussion. A roll call vote was conducted, the motion passed unanimously.

k) Novak Jr, Eugene M

David Fuller made a motion to acknowledge Eugene Novak Jr as Certified Building Commissioner, seconded by John Naff. No discussion. A roll call vote was conducted, the motion passed unanimously.

l) Quinlan Jr, Thomas F

John Naff made a motion to acknowledge Thomas Quinlan Jr as Certified Building Commissioner, seconded by Kevin Ross. No discussion. A roll call vote was conducted, the motion passed unanimously.

m) Salamone, Angelo

John Naff made a motion to acknowledge Angelo Salamone as Certified Local Inspector, seconded by Kevin Ross. No discussion. A roll call vote was conducted, the motion passed unanimously.

n) Sullivan, James J

John Naff made a motion to acknowledge James Sullivan as Conditional Local Inspector, seconded by Kevin Ross. No discussion. A roll call vote was conducted, the motion passed unanimously.

o) Tartakoff, Peter

David Fuller made a motion to acknowledge Peter Tartakoff, seconded by John Naff. No discussion. A roll call vote was conducted, the motion passed unanimously.

10) Extension of Time Request

a) Desmarais Jr, Denis

John Naff made a motion to approve the 1st extension of time for 6 months for Denis Desmarais Jr, seconded by Michael Clancy. A brief discussion was held. A roll call vote was conducted, the motion passed unanimously.

b) Mitchell, Brian L

David Fuller made a motion to approve the 1st extension of time for 6 months for Brian Mitchell, seconded by Michael Clancy. No discussion. A roll call vote was conducted, the motion passed unanimously.

c) Teleau, Jean

John Naff made a motion to approve the 1st extension of time for 6 months for Jean Teleau, seconded by David Fuller. No discussion. A roll call vote was conducted, the motion passed unanimously.

11) Applications For Continuing Education

a) Form A

i) Current

- (1) 03272025_Sign-Out in Leominster
- (2) 3.17.25 Smoke and fire walls
- (3) 3_26_2025 C1.3 Attendee Report OPSI
- (4) 3_26_2025 R1.3 Attendee Report OPSI
- (5) 4.17.25 HVAC 101
- (6) 4_10_2025 C.02 Attendee Report OPSI
- (7) 4_8_2025 C.01 Attendee Report OPSI
- (8) 4-2025 BOWM Sign in Sheet
- (9) April 2025 Semboa – Member Sign-In
- (10) April 2025 Semboa – Non-member sign-in
- (11) District 10 – ADU and Tiny Houses
- (12) District 12 – ADU and Tiny Houses
- (13) District 13 – ADU and Tiny Houses
- (14) District 2 – ADU and Tiny Houses
- (15) District 5 – ADU and Tiny Houses
- (16) District 6 and 7 – ADU and Tiny Houses
- (17) District 8 – ADU and Tiny Houses
- (18) District 9 – ADU and Tiny Houses
- (19) MBCIA 1.16.25
- (20) OPSI Form A Tally 4-15-25
- (21) SKM_C550i25040812530
- (22) State Inspector Meeting 3-3-25
- (23) STown Hall 25032510250
- (24) STown Hall 25040208090 3.27.25
- (25) STown Hall 25042807200 4.24.25
- (26) Webinar – ADU and Tiny Houses

David Fuller made a motion to approve Form A's as submitted, seconded by John Naff. No discussion. A vote was conducted, the motion passed unanimously.

b) Form B

i) Current

- (1) Bado, Charles (3)
- (2) Frederickson, Steven (1)
- (3) Jones, Robbin (4)
- (4) MacLeod, Jeffrey S (28.5)
- (5) McDonough, William A (32.5)
- (6) Simons, Howard (2)
- (7) Speroni, Robert (5)
- (8) Tomaso, Kevin J (6)
- (9) Whitman, Tony (13)
- (10) Arvanitis, Gregory S (6)
- (11) Field, John (20.5)
- (12) Grylls, Mark (approved for 10 hours – max for code cycle)
- (13) Sheehan, Patricia (approved for 10 hours – max for code cycle)
- (14) Shukhrat, Aziev (1)
- (15) Villiott, Paul (1)

John Naff made a motion to approve Form B's as amended, seconded by Michael Clancy. A brief discussion was held. A vote was conducted, the motion passed unanimously.

ii) Past

(1) CEU delegation meeting 3.28.25

- (a) Evers, Thomas (32)
- (b) Murgia, Robert (37)
- (c) Kelly, John R (17)

John Naff made a motion to approve as noted, seconded by Kevin Ross. No discussion. A vote was conducted, the motion passed unanimously.

12) Additional Business/ Other matters not reasonably anticipated 48 hours in advance of meeting

- a) John Naff asked Counsel if there had been any more on what was brought up last month regarding 143 and who inspectors report to. Counsel Chan will get back to the board soon.

Kevin Ross made a motion to close the public hearing, enter Quasi-Judicial, and to not return to public meeting, seconded by John Naff. A roll call vote was conducted, the motion passed unanimously.

Meeting adjourned at 10:40 AM