



MASSACHUSETTS FEDERATION OF BUILDING OFFICIALS, Inc.

P.O. Box 268
West Wareham MA 02576
MFBO.ORG

Officers

President – Patty Sheehan	Vice President – Kathy Nugent
Treasurer – Dave Lindberg	Secretary – Richard Leibowitz

Minutes

January 10, 2022

Location: Virtual

Call to Order 12:00

Motion to accept December minutes, Motion passed

Update from Chris Condon on Group 2 retirement legislation

Introduction of two new Board members Kevin Ross and Don Fitzgerald

Discussion: Stipend for MFBO Board of Directors officers

MMA Conference update from Secretary

Discussion: DOER requirements for residential and commercial appliances and who will enforce them.

BBRS Changes to chapter one for the 10th Edition of the Massachusetts State Building code.

BOCC update. Multiple Building Officials without the minimum continuing educational credits will be notified that they licenses are in jeopardy.

Discussion: Lifetime membership for retired building officials who still have much to contribute to the MFBO.

Next Meeting Virtual February 22nd

Motion to adjourn 12:55 motion passed



MASSACHUSETTS FEDERATION OF BUILDING OFFICIALS, Inc.

P.O. Box 268
West Wareham MA 02576
MFBO.ORG

Officers

President – Patty Sheehan	Vice President – Kathy Nugent
Treasurer – Dave Lindberg	Secretary – Richard Leibowitz

Minutes

February 22, 2022

Location: Virtual

Call to Order 12:00

Motion to accept January minutes, Motion passed

Treasures Report. All tax's filed and refund received from the cancelled MMA Conference.

Group 2 Update. Group 2 Legislation has gone to study, meaning it will not be address by legislature this year.

Discussion: Proposed future vote on stipend for Secretary and Treasurer.

Discussion: Contribution's from Associations deposited in Operating Account

Discussion: Mission Statement review, Mass Track followers reviewed and updated.

Discussion: Building Officials on the BBRS Advisory Board

Opening on the Board of Directors for Secretary...

Motion to adjourn 1:08

Next Meeting virtual March 24th 12:00 noon

Next in person Meeting April 28th



MASSACHUSETTS FEDERATION OF BUILDING OFFICIALS, Inc.

P.O. Box 268
West Wareham MA 02576
MFBO.ORG

Officers

President – Patty Sheehan	Vice President – Kathy Nugent
Treasurer – Dave Lindberg	Secretary – Richard Leibowitz

Minutes

March 29, 2022	Location: Virtual	Call to Order 12:00
----------------	-------------------	---------------------

Motion to accept February minutes, Motion passed

Discussion: Legislative initiatives

Update: Opportunities for Building official to sit on BBRs advisory boards

Discussion: Contribution's from Associations deposited in Operating Account

Discussion: Association Membership dues, formula for donations, % of association dues...

Discussion: Associations Participation or lack thereof on the MFBO Board of Directors

Opening on the MFBO Board of Directors for Secretary...

Motion to adjourn 1:10

Next Meeting, in person, April 26, 12:30 noon, Charlton



MASSACHUSETTS FEDERATION OF BUILDING OFFICIALS, Inc.

P.O. Box 268
West Wareham MA 02576
MFBO.ORG

Officers

President – Patty Sheehan	Vice President – Kathy Nugent
Treasurer – Dave Lindberg	Secretary – Richard Leibowitz

Minutes

April 26, 2022	Location: Charlton public Library	Call to Order 12:35
----------------	-----------------------------------	---------------------

Motion to accept March minutes, Motion passed

Treasures Report: Operating account and Legislative accounts report.

Review and discussion: Association contributions to operating account, President, and Vice President to set up meetings with Association presidents to discuss contributions.

Discussion: Stipend for Treasurer and Secretary postponed until after Associations contributions have been secured.

Discussion: Subcommittee established to look at possible changes to MFBO bylaws

Discussion: DOER appliance energy efficiency standards for testing and certification, i.e., building official enforcement 225 CMR

Kathy Nugent added to Mass-Track software

Voting for MFBO president, Vice president, and Secretary

President	Kathy Nugent
Vice President	Patty Sheehan
Secretary	Damian Cole

Next Meetings, virtual May 31st, in person Charlton Public Library June 28th

Motion to adjourn 2:20



MASSACHUSETTS
FEDERATION OF
BUILDING OFFICIALS

Kathy Nugent
President

Patty Sheehan
Vice President

Officers

President – Kathy Nugent
Treasurer – Dave Lindberg

Vice President – Patty Sheehan
Secretary – Damian Cote (recorder of minutes)

Minutes

May 31, 2022

Location: Remote Via Zoom

Call to Order 12:00

Motion to accept April 26, 2022 minutes, Motion passed

Treasurer's Report: Operating account and Legislative accounts report. \$7,732 operating and \$13,063 legislative

Discussion: Guest Bill Nash, ICC introduction. Spoke about building safety month and offered support for MFBO with lobbyist. Covered ICC training for transition to 2021 codes.

Discussion and Action: Richard Leibowitz, retired. Nominated for lifetime membership in MFBO. Motion made, seconded, and carried. Unanimously passed.

Action: Unanimous for supporting “public safety month”.

Discussion: BBRS open seat for “commissioner from a City”. Three people interested.

Action: Motion made to recommend Jeff Clemons, seconded and carried to recommend Jeff C. Letter to be sent to the governor and others.

Discussion: Gordon Bailey spoke about; DOE energy code changes, chapter 1, commissioner D’Emilia agenda, BBRS meeting times/days (2nd Tues. month 10-1 static)

Discussion: Patty; asked members to fill in blanks on costs to the MFBO budget.

Motion: to adjourn 1:28

Attendance; Mark Robidoux, Damian Cote, Kathleen Nugent, Kevin Ross, Gene Novak, Curtis Meskus, Richard Leibowitz, John Zachariewicz, David Lindberg, Patty Sheehan, Bill Nash, Jeffery Clemons, Gordon Bailey, Laurie Livoli, Alexander Moriarty, Scott Shippy.



MASSACHUSETTS
FEDERATION OF
BUILDING OFFICIALS

Kathy Nugent
President

Patty Sheehan
Vice President

Officers

President – Kathy Nugent
Treasurer – Dave Lindberg

Vice President – Patty Sheehan
Secretary – Damian Cote (recorder of minutes)

Minutes

June 23, 2022

Location: Charlton Library Call to Order 09:44

Motion to accept May 31, 2022 minutes, Motion passed

Treasurer's Report: Operating account and Legislative accounts report. \$7,732 operating and \$13,063 legislative. Motion to accept/approve, passed

Discussion: Bills and the MMA conference. Richard Leibowitz historically the point person agreed to continue in this role. Benefits of attendance by the MFBO discussed.

Discussion: MFBO attendance sheet. Confirmed the google sheet is up to date. The secretary will update and edit regularly

Discussion: Budget and association fees document. Presidents to bring options back to respective associations.

Discussion: The recent DOER meeting between MFBO officers and state officials and Commissioners D'Emilia and Woodcock. The MFBO will seek to request these every 3 months.

Discussion: Future meetings format. Attendance is better when remote. Alternative locations discussed due to locality and tech support for remote. Fred Lorardo offered to host the next in person meeting September 27th in Westborough.

Discussion: Blended code was made available from the ICC for the IECC 2018 with amendments. AKA IECC 2020

Motion: to adjourn 11:33

Attendance; Damian Cote, Kathleen Nugent, Kevin Ross, Richard Leibowitz, David Lindberg, Patty Sheehan, Fred Lonardo, Nelson Miller, John F. Morreale, Paul Martin.



MASSACHUSETTS
FEDERATION OF
BUILDING OFFICIALS

Kathy Nugent
President

Patty Sheehan
Vice President

Officers

President – Kathy Nugent
Treasurer – Dave Lindberg

Vice President – Patty Sheehan
Secretary – Damian Cote (recorder of minutes)

Minutes

August 30, 2022

Location: Remote via Zoom

Call to Order 12:03

Motion to accept June 23, 2022 minutes, Motion passed

Treasurer's Report: Operating account and Legislative accounts report. \$7,732 operating and \$8,412 legislative.
Motion to accept/approve, passed

Discussion: Bills; Instatrac was paid for and Zoom Pro account is good until December 2022. It was \$149.00 last year.

Discussion: MFBO attendance sheet. Confirmed the google sheet is up to date. Request to be sent out to member groups for new MFBO contacts

Discussion: Budget and association fees document. Still waiting on feedback from association/ member groups

Discussion: Jeff Clemons provided updates on BOCC. Number of certified building officials is low

Discussion: Bill Nash of the ICC spoke about BRIC, the upcoming Sept. 11 ICC conference, and efforts to adopt the IPC in place of 248CMR in Mass. BRIC funding is available following the chain of emergency management; local, state, federal.

Discussion: Next meeting is a hybrid with in person at Westborough. Fred Lonardo is setting up the hosting

Discussion: By-laws were believed to be best worked on in person. Patty Sheehan and Dave Jenson will meet along with others invited prior to the next meeting in person.

Discussion: Meeting with Maura Healy was proposed. Fred will invite Healy to the next in person meeting.

Motion: to adjourn 1:36

Attendance; Damian Cote, Kathleen Nugent, Kevin Ross, Richard Leibowitz, David Lindberg, Patty Sheehan, Fred Lonardo, John F. Morreale, David Jenson, J Oneill, Curt Meskus, Patrick Franey, Bill Nash, Jeffery Clemons.



MASSACHUSETTS
FEDERATION OF
BUILDING OFFICIALS

Kathy Nugent
President

Patty Sheehan
Vice President

Officers

President – Kathy Nugent	Vice President – Patty Sheehan
Treasurer – Dave Lindberg	Secretary – Damian Cote (recorder of minutes)

Minutes

September 27, 2022	Location: Westborough Town Hall and Remote via	Call to Order 9:29
--------------------	--	--------------------

Motion to accept: August 30, 2022 minutes, Motion passed

Treasurer's Report: Operating account and Legislative accounts report. \$7,732 operating and \$8,413 legislative. No significant changes to report. Motion to accept/approve, passed

Discussion: Richard Liebowitz, MMA conference we have a table and need help manning it. Bill Nash (ICC) committed to contributing to cost. Damian Cote will send a request to members to volunteer with event details.

Discussion: Patty spoke on bylaw revisions. Item not resolved is the dues from sub-organizations. This was asked to be sent back to the organizations for input. Damian suggested we establish a digital payment possibility on the MFBO webpage.

Discussion: Review of the meeting with the state commissioners on 9-26-22. Request was made by MFBO if the training location can become permanent for building officials. An update on adopting the 10th edition was discussed. An act to allow 10 communities to ban fossil fuel in new construction was discussed. The new energy code will be in effect Jan 2 per the commissioner of DOL. There is a chance the new governor will freeze all pending changes to regulation. 255CMR appliance standards were discussed and the state plumbing board is supportive of becoming the enforcement authority. Jeff Clemons recommendation to the BBRS still not approved, Bill Nash noted the state had this and was looking at it.

Discussion: Review of recent BBRS activity included a request for NFPA1 attempting to take over multiple sections from 780CMR. The iso rating for the state and communities will drop significantly lower if more than 2 cycles of code behind. Richard Crowley noted there was a significant reduction in staff to support the BBRS in his tenure

Discussion: Mike Giampiero gave an update on communities hiring contractors without a commissioner. He noted that all members should submit syllabus when requesting CE credit.

Discussion: Damian asked if we could invite the governors race frontrunners to a meeting with the officers of the MFBO. An info/ take away sheet will be created and invites sent out.

Discussion: BRIC funding was brought up by Bill Nash and he offered to help where he could

P.O. Box 268 West Wareham, MA 02576 * MFBO.ORG

To Protect the Safety of the Citizens of the Commonwealth of Massachusetts

Motion: to adjourn 11:25

Attendance; Damian Cote, Kathleen Nugent, Kevin Ross, Richard Leibowitz, David Lindberg, Patty Sheehan, Fred Lonardo, David Jenson, J O'Neill, Patrick Franey, Bill Nash, John Zachariewicz, Richard Crowley, Tony Zaharladis, Mike Giampietro, Paul Martin, David Gardner



MASSACHUSETTS
FEDERATION OF
BUILDING OFFICIALS

Kathy Nugent
President

Patty Sheehan
Vice President

Officers

President – Kathy Nugent	Vice President – Patty Sheehan
Treasurer – Dave Lindberg	Secretary – Damian Cote (recorder of minutes)

Minutes

October 25, 2022	Location: Remote meeting by Zoom	Call to Order 12:02
------------------	----------------------------------	---------------------

Motion: September 27th, 2022 minutes, Motion passed

Treasurer's Report: Operating account and Legislative accounts report. \$7,732 operating and \$8,412 legislative. Small invoices to be paid. Motion to accept and approve invoices, passed

Discussion: Patty Sheehan noted, a public meeting for the 10th edition is on November 8th but not on the website for state. In person is an option.

Discussion: how are other states in the process of code adoption and what is the balance between authorities having jurisdiction.

Discussion: 10th edition promulgation is moving forward. The board is unevenly represented by individuals with energy related backgrounds

Discussion: MFBO needs volunteers for Saturday at the MMA conference. There is no limit on the number of people. It was noted that the MFBO was listed in the directory incorrectly and then not at all. Richard will look into this.

Discussion: The December meeting is being set up in Boylston. This will be a hybrid. Tony Z. will send details to Damian to notify the members.

Discussion: The MFBO annual meeting is needed. It was suggested that we do so at the SEMBOA conference as it is attended by many of the members state wide.

Discussion: The clothing supply is low. Members will research the cost to resupply. A clothing committee was proposed.

Discussion: Members' dues to the federation are still outstanding. Damian noted that BOWM decided \$20 for each member's work and whichever date the MFBO decides is fine.

Discussion: The medical building being used for training is for sale. It is available until March, 2023.

P.O. Box 268 West Wareham, MA 02576 * MFBO.ORG

To Protect the Safety of the Citizens of the Commonwealth of Massachusetts

Discussion: Jeff Clemons was appointed to BBRS and asked that any member reach out to him with info/concerns ect. for consideration.

Motion: Bill Nash asked to submit a clarification document to the board related to a previous meeting. The board accepted this motion.

Motion: to adjourn 1:14

Attendance; Damian Cote, Kathleen Nugent, Kevin Ross, Richard Leibowitz, David Lindberg, Patty Sheehan, Fred Lonardo, J O'neill, Bill Nash, Tony Zaharladis, Mike Giampietro, Paul Martin, Jeff Clemons, Kevin Greiner, Tin Hitway, John Morreale

Clarification document submitted to MFBO is as follows;

Bill Nash and ICC clarification points to the MFBO minutes from August 30, 2023

- The Code Council, in no way is seeking to supplant 248 CMR with the IPC.
- The Code Council recognizes that the Massachusetts Plumbing Code is independent and not based on any national model code.
- In 2015, Governor Baker signed Massachusetts [Executive Order 562](#) to reduce unnecessary regulatory burdens. Soon after EO 562 was signed, the Code Council and IAPMO made presentations to the Massachusetts Board of State Examiners of Plumbers and Gas Fitters (Massachusetts Plumbing Board), which was considering adopting a model plumbing code. The Board took no action following those presentations.
- The Code Council has supported the Massachusetts Plumbing Code for many years via our licensee training program. Here is a link to the program: [ICC Training \(iccsafe.org\)](https://www.iccsafe.org)
- The Code Council is an approved trainer for Massachusetts Plumbing Inspectors continuing education program and works directly with the Massachusetts Plumbing Board in developing the curriculum for this important program. ICC's participation in this effort will provide additional, high-quality training options for inspectors. We look forward to working together in this area.
- The Code Council works directly with the Massachusetts Plumbing Board to review and develop the next version of the Massachusetts Plumbing Code and modernize 248CMR based on its heritage and uniqueness without compromising the code's identity.
- The Code Council supports appropriate training and qualifications for contractors, inspectors, and other members of the building safety community.
- We recognize that Massachusetts statute within [Chapter 142 – Supervision of Plumbing](#) – of Massachusetts General Law requires “...inspectors of plumbing be practical plumbers and shall have had practical experience either as master or journeymen plumbers, continuously, during five years next preceding their appointment...” among other requirements as set forth by the Massachusetts Plumbing Board.



MASSACHUSETTS
FEDERATION OF
BUILDING OFFICIALS

Kathy Nugent
President

Patty Sheehan
Vice President

Officers

President – Kathy Nugent	Vice President – Patty Sheehan
Treasurer – Dave Lindberg	Secretary – Damian Cote (recorder of minutes)

Minutes

November 29, 2022	Location: Remote meeting by Zoom	Call to Order 12:03
-------------------	----------------------------------	---------------------

Motion: to accept October 25th, 2022 minutes, Motion passed

Treasurer's Report: Dues from SEMBOA and legislative contribution deposited. Legislative contribution from BOWM made. President asked that we send a thank you note.

Discussion: Members asked to confirm accuracy of attendance sheet; accepted.

Discussion: The next meeting is scheduled to be hybrid. The meeting day/time is in conflict with a MBCIA event. The federation will look into changing to accommodate. The next hybrid meeting is in March and likely hosted by BOWM.

Discussion: The annual meeting for the MFBO will most likely be at the SEMBOA training. The actual meeting historically has been at lunch. This has worked well in the past.

Discussion: Attendees for the booth at the MMA conference have been noted. Damian will send what people have volunteered to Richard who will submit to the MMA for badges. Deadline is December 14th.

Discussion: Group 2 efforts will begin. The new legislative session is starting in January. Patty will reach out to the last legislative agent used to discuss the next steps.

Discussion: Dues from all member groups are still on the table. MBCIA agreed to pay a lump sum of \$500 for now with a possible increase. SEMBOA paid already. BOWM voted for \$20 per member.

Discussion: 10th edition changes have additional steps. Jeff Clemons noted that the public hearing was scheduled and then canceled. Having the presence of building officials at the hearing is important. member groups are looking into providing transportation to the hearings.

Discussion: CSL continuing ed. with a 10th edition change may include self reporting by CSL holders by checking a box. This was noted as inconsistent with other regulatory bodies.

Discussion: Next DOL meeting with the commissioner will include the previously noted concerns.

Discussion: The BOCC is still looking into the legality of 3rd party inspection agencies specifically in Lynn.

Motion: to adjourn 1:19

Attendance; Damian Cote, Kathleen Nugent, Kevin Ross, Richard Leibowitz, David Lindberg, Patty Sheehan, Curtis Meskus, J O'neill, Bill Nash, Tony Zaharladis, Mike Giampietro (half), Paul Martin, Jeff Clemons, Kevin Greiner, Robert Berger



MASSACHUSETTS
FEDERATION OF
BUILDING OFFICIALS

Kathy Nugent
President

Patty Sheehan
Vice President

Officers

President – Kathy Nugent	Vice President – Patty Sheehan
Treasurer – Dave Lindberg	Secretary – Damian Cote (recorder of minutes)

Minutes

December 15th, 2022 Location: Hybrid meeting at Boylston Town Hall and by Zoom Call to Order 09:33

Motion: to accept November 29th, 2022 minutes, Motion passed

Treasurer's Report: \$11,553 in operating and \$7,230 in legislative. Motion to approve and accept this and recent bills paid, passed

Discussion: Members asked to confirm accuracy of attendance sheet; accepted.

Discussion: clothing orders need to be made. There are not many items left. Multiple possibilities were considered including buying first then distributing. The board also considered an order form for all members to use to have one order put in. The consensus was that buying in bulk is important, and that we rely on volunteers from each regional chapter to distribute. The goal is to move this along as fast as possible

Discussion: It was reported to the MFBO that the MBCIA is concerned that there are too many board members from each chapter. That the by-laws should be changed. The suggestion is 4 from each. The board would like to hear from the MFBO about dues as well. Patty and Kathy will join in on a meeting with the MBCIA board to discuss and answer questions. This is expected to be in January.

Discussion: A brief overview of the meeting between the MFBO board and the commissioners was provided. Generally, the commissioners were not supportive of our requests. Another meeting will be scheduled in 3 months. The current commissioner of DOL may be changed given the new governor.

Discussion: Redlined by-law changes for MFBO will be distributed.

Discussion: Rep Chan will refill the group 2 change. The legislative agent suggested we send 10 or so members to the state house to make contacts with elected officials. A legislative breakfast is also a to do item

Discussion: Involvement in the inconsistency of municipalities appointing authority. The board believes we should weigh in on the law that limits the appointing authority to the mayor or select board chair (chief administrative officer) for building commissioners. Possibilities were mentioned guided by past practice including filing a complaint with the BBRS about a specific municipality not following the law.

Discussion: A follow up with the new governor will be made to meet and discuss what we do and more

Discussion: The DOER has not been completely in the loop with the proposed changes in the energy code. The new energy code is proposed to be in effect in 2 weeks without any training or outreach.

Discussion: A recent BBRS meeting as part of moving the 10th edition forward, consisted of bringing up many items that were already voted on. The DFS attempted to get votes changed in favor of moving authority to fire officials

Discussion: Richard sent badge request info in for the MMA conference. There are items in storage for the booth and more media will need to be created.

Motion: to adjourn 12:07

Attendance; Damian Cote, Kathleen Nugent, Kevin Ross, David Lindberg, Patty Sheehan, Jerry O'neill, Tony Zahariadis, Paul Martin, Jeff Clemons, Kevin Greiner, Robert Berger, Felix Zemel, Fred Lonardo., John Morreale.