



MASSACHUSETTS
FEDERATION OF
BUILDING OFFICIALS

Kathy Nugent
President

Patty Sheehan
Vice President

Officers

President – Kathy Nugent
Treasurer – Dave Lindberg

Vice President – Patty Sheehan
Secretary – Gerald O’Neill (recorder of minutes)

Minutes

January 30, 2024 Location: Remote meeting Call to Order 12:05

Discussion: No meeting minutes from December as no meeting was held.

Motion: To accept the treasurer's report, motion passed.

Discussion: Code change proposal

Address Building Official in new code
Short Term Rentals - Documents not released by the State.

Discussion: BBRS upcoming Meetings for 10th edition:

Need for conflicts of the proposed code to be printed out for the Federation.

Discussion: Need to solidify comments from associations and who plans on testifying on behalf of the Federation

Code Change Proposal - presentation by Michael Grant, Wellesley
Powerpoint presentation given during the meeting. Ask for feedback from the MFBO.

Discussion: report of the Jan 19 and 24, 2014 MMA conference.

Discussion: ICC Region 6: update from Kathy

Motion: To adjourn 12:50

Attendance; Kathleen Nugent, Kevin Ross, Jerry O’Neill, David Lindburg, Patty Sheehan, Jeff Clemons, Paul Martin, Eric Tetrault, Tom Bridgwater, Chris Clemente, Curtis Meskus, Tony Zahariadis, James Pike, Kevin Greinier, Michael Grant, Sam Joslin, Tim Hudon, R Leibowitz



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Minutes

February 27, 2024 Location: Remote meeting Call to Order 12:02

Discussion: January meeting minutes have not been completed and will be done for the March meeting.

Motion: To accept the treasurer's report, motion passed.

Discussion: Code change proposal by Michael Grant, Wellesley. presented in last month's meeting.

Motion: To support - the code change proposal of the energy code from Michael Grant presentation.

Vote: passed 8 to 7

Discussion: BBRS upcoming Meetings for 10th edition:

Need for conflicts of the proposed code to be printed out for the Federation.

Short Term Rentals - Documents not released by the State.

Discussion: Need to solidify comments from associations and who plans on testifying on behalf of the Federation

Discussion: report of the Jan 19 and 24, 2014 MMA conference.

Discussion: ICC Region 6: update from Kathy, has a couple of appeals, with no updates.

Discussion: Problem with specialty code is now a building code and conflicts with the Base Code. No resolution.

Discussion: ESS - Energy Storage System training - updated.

Discussion: Any update on Building Official hours - lost in transition. will have an agenda item for it.

Discussion: Question of in person meetings for the MFBO Board - looking for suggestions.

Motion: To adjourn 1:31

Attendance; Kathleen Nugent, Kevin Ross, Jerry O'Neill, Patty Sheehan, Jeff Clemons, Paul Martin, Eric Tetrault, Tom Bridgewater, Tony Zahariadis, James Pike, Kevin Greinier, Michael Grant, Sam Joslin, David Jensen, Mike Giapietro.



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Minutes

March 26, 2024 Location: Remote meeting Call to Order 12:04

Discussion: January 30, 2024 and February 27, 2024 meeting minutes - **Motion** to approved, **passed**

Motion: To accept the treasurer's report, **motion passed**.

Discussion: About elections for 3 of 4 Officers. Elections will be held in the April meeting at the hybrid meeting.

Discussion: Table Annual Meeting to the April hybrid meeting.

Discussion: No update on Group 2 H.2461 retirement. Kathy will check with Rep Chan.

Discussion: Apparel sales. **Motion** to purchase \$5,000 (five thousand) of apparel to be sold at meetings and conferences, **passed**.

Update: HVAC CSL proposal, no update - waiting for the 10th edition to go into effect.

Update: DOL: Summary of quarterly meeting. Next meeting is June 26, they would like to address what some people are calling errors by Guidance Documents and do not think it's necessary for a Code Change.

Update: **BBS 10th edition:** would like to review every comment in writing first. then go into chapters to comply with other Specialty Codes so not to have conflicts. This process will start tomorrow.

Update: BOCC. Jeff Richards has resigned from the Board and MFBO to recommend an applicant to **BBS**. Continuing education has been having problems tracking hours and Building Officials need to track their hours.

Discussion: Semboa Annual Meeting

Discussion: **ICC Region 6:** update from Kathy, has a couple of appeals, with no updates.

Discussion: Problem with specialty code is now a building code and conflicts with the Base Code. No resolution.

Discussion: ESS - Energy Storage System training - updated.

Motion: To adjourn 1:12

Attendance; Kathleen Nugent, Kevin Ross, Jerry O'Neill, Patty Sheehan, Jeff Clemons, Tom Bridgwater, Tony Zahariadis, James Pike, Sam Joslin, Mike Giapietro,



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Minutes

April 30, 2024 Location: Charlton Public Library Call to Order 9:44 AM

Discussion: March 26, 2024 meeting minutes - **Motion** to approved, **passed**

Motion: To accept the treasurer's report, **motion passed**.

Discussion: Association fees and creating an annual budget - what line items for the budget.

Mass track (currently discontinued)

Legislation Agent

Mailing

MBCIA - What other associations are currently doing for fees?

SEMBOA - \$20.00 per - close to \$4,000.00

BOWM - \$20.00 oer

Metro West - \$2,000.00

MBCIA - Consider matching others for 3 year history.

President or designee to attend meetings about fees.

Discussion: Bylaws allow to set fees for Associations, currently we rely on donations.

A budget should be created to justify a proposed fee schedule for the Associations.

Discussion: Funding Mass Track

Legislation Aid be more beneficial than Mass Track?

Bill Nash - ICC monitors Legislation as an interest in assisting

Question? Can Mass Track be paid with the Operating Budget. Legislation Agent would be funded from the Legislation Account.

Bylaws are silent on this.

Keep Mass Track on Agenda.

Discussion: Group 2 - If we get past July 1 then a representative would be beneficial.

Recommend: Mark Robdoux to be a BOCC member. **Motion:** Passed

Discussion: DOL: is addressing what some people are calling errors by Guidance Documents and do not think it's necessary for a Code Change.

Michael Grant of Wellesley made a presentation regarding the additions and alterations section of the residential energy code requesting support from the BBRS to request an official interpretation **Motion:** To submit a Memo to the BBRS for an official interpretation, comment or guidance regarding the new Energy Code specific to the Guidance Documents from the DOL. **Passed.**

Discussion: ICC Region 6: update from Kathy, has a couple of appeals, ICC Board upheld 2 decisions

Discussion: Upcoming in person meeting dates:

May 22,2024 At SEMBOA 2 day seminar at 12:30 - room to be determined.

June 25, 2024 Charlton Library.

Sept 24, 2024

Elections: President - Patty Sheehan
Vise President - Kathleen Nugent
Secretary - Jerry O'Neill
Treasurer - Dave Lindberg

Motion: To adjourn 12:06

Attendance; Kathleen Nugent, Kevin Ross, Jerry O'Neill, Patty Sheehan, Tom Bridgwater, James Pike, Sam Joslin, Dave Lindberg, Curtis Meskus, Mike Giampietro, Tin Htway, Kevin Greiner, Eric Tetreault, Tim Hudon, Joe Prondak, Fred Lonardo



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Minutes

May 22, 2024 Location: EnVision Hotel and Conference Center, Mansfield Call to Order 12:30

Motion: To adjourn 12:45

Attendance: Jerry O'Neill, Patty Sheehan, Curtis Meskus

The general population of building officials attending the SEMBOA conference were in the room and invited to the meeting

discussion:

- notice of the next meeting was given: in person June 5, 2024 Charlton Library 9:30AM
- the proposed budget was made available to all building officials
- all building officials were invited to attend future MFBO meetings
- MFBO to become ICC chapter



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Minutes

June 25, 2024 Location: Charlton Public Library Call to Order 10:01 AM

Discussion: April 30, and May 22, 2024 meeting minutes - **Motion** to approved, **passed**

Motion: To accept the treasurer's report, **motion passed**.

Discussion: Recognize - Bob Borden on his retirement from Avon and his work with the MFBO in the past.

Discussion: Clothing apparel - Still have a supply to sell at other meetings and what meetings to bring it to and by who. May have to order some of the popular items that are low in stock.

Discussion: Association fees:

MBCIA sent a check for \$3,000.00 dollars, they are looking for a report of the general budget and expenses.

Discussion: MFBO members, - submit any changes of designees from the 4 associations to maintain current Board Of Directors list.

Discussion: Status of association dues - Show associations of what they are getting for the value of their dues, speaking as 1 voice to the State and also comment on Legislation as one.

Discussion: Group 2 H.2461 - update on status and sent mass mailing

Discussion: BBRS - Ask for the status of Advisory Board, Can a new Board be created for CMR 225 to help with conflicts like solar setbacks, interpretations, amendments? 10th edition implementation process

Discussion: HVAC CSL - no update

Discussion: ICC region 6 - **Motion** - For Sam Joslin as ICC representative. **Passed**

Motion: To adjourn 12:05

Attendance: Kathleen Nugent, Kevin Ross, Jerry O'Neill, Patty Sheehan, Tom Bridgwater, James Pike, Sam Joslin, Tin Htway, Kevin Greiner, Tim Hudon, Curtis Meskus, John Morreale, Robert Borden, Jim Wilson



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Minutes

July 30, 2024 Location: Remote Call to Order 12:01 AM

Discussion: meeting minutes - Not ready

Motion: To accept the treasurer's report, **motion passed.**

Discussion: Clothing apparel sales - Still have a supply to sell at other meetings and what meetings to bring it to and by who.

Discussion: BOCC update, Question to ask on how to prevent people from working as a Commissioner for 18 months or more without registering with the BOCC then moving to other Towns and doing the same?

Discussion: HVAC CSL - Catherine Flaherty and Manny Charves gave an update on the status of the specialty license and discussed the importance of this CSL and questioned who should inspect this work.

Discussion: Group 2 H.2461 - extended to July 31, 2024

Discussion: MFBO memo to BBRs

- The May 1, 2024 MFBO memo requested the BBRs to activate the advisory committees
- The BBRs reviewed the advisory committees at the Jun 11, 2024 meeting
- The role of the advisory committees remains unclear. The MFBO is to follow up with the BBRs and the Commissioner
- Consider asking the BBRs to perform interpretations of the 10 edition, to include the 225 energy code.

Discussion: Damian Cote brought a code conflict to the attention of the MFBO: see the following. The MFBO to bring this to the attention of the BBRs

The state DPH has in 420CMR (farm labor camps) that the local fire department conducts and issues a certificate of inspection. (this was in a letter from the state to the local fire department).

Second, that the DPH issues a "certificate of occupancy" for the use and occupancy.

Items to be aware of: Sprinkler bill

MIAA Conference

Accessory Unit Bill - on 5000 Square foot lots with frontage

State Education Zar

Next Meeting: August 27, 2024 12:00 noon remote

Motion: To adjourn 1:17 PM

Attendance; Kathleen Nugent, Kevin Ross, Jerry O'Neill, Patty Sheehan, James Pike, Sam Joslin, Felix Zemel, David Jensen, Jim Wilson, Joe Prodak, Paul Martin, David Lindberg, Bill Nash, Fred Lonardo, Mike Savard, Richard Leibowitz, Chris Morin, Eric Tetreault, Jeff Clemons, Kevin Greiner, Gordon Bailey, Johnsin, Catherine Flaherty, Manny Charves.



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Minutes

September 24, 2024 Location: Charlton Call to Order 12:01 AM

Discussion: meeting minutes - Not ready

Motion: To accept the treasurer's report, **motion passed.**

Discussion: Clothing apparel sales - Still have a supply to sell at other meetings and what meetings to bring it to and by who.

Discussion: BOCC update, Question to ask on how to prevent people from working as a Commissioner for 18 months or more without registering with the BOCC then moving to other Towns and doing the same?

Discussion: HVAC CSL - Catherine Flaherty and Manny Charves gave an update on the status of the specialty license and discussed the importance of this CSL and questioned who should inspect this work.

Discussion: Group 2 H.2461 - extended to July 31, 2024

Discussion: MFBO memo to BBRs

- The May 1, 2024 MFBO memo requested the BBRs to activate the advisory committees
- The BBRs reviewed the advisory committees at the Jun 11, 2024 meeting
- The role of the advisory committees remains unclear. The MFBO is to follow up with the BBRs and the Commissioner
- Consider asking the BBRs to perform interpretations of the 10 edition, to include the 225 energy code.

Discussion: Damian Cote brought a code conflict to the attention of the MFBO: see the following. The MFBO to bring this to the attention of the BBRs

The state DPH has in 420CMR (farm labor camps) that the local fire department conducts and issues a certificate of inspection. (this was in a letter from the state to the local fire department).

Second, that the DPH issues a "certificate of occupancy" for the use and occupancy.

Items to be aware of: Sprinkler bill

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Next Meeting: August 27, 2024 12:00 noon remote

Motion: To adjourn 1:17 PM

Attendance; Kathleen Nugent, Kevin Ross, Jerry O'Neill, Patty Sheehan, James Pike, Sam Joslin, Felix Zemel, David Jensen, Jim Wilson, Joe Prodak, Paul Martin, David Lindberg, Bill Nash, Fred Lonardo, Mike Savard, Richard Leibowitz, Chris Morin, Eric Tetreault, Jeff Clemons, Kevin Greiner, Gordon Bailey, Johnsin, Catherine Flaherty, Manny Charves.



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Minutes

October 29, 2024 Location: Remote

Call to Order 12:01 PM

Discussion: meeting minutes - Not ready

Motion: To accept the treasurer's report, **motion passed.**

Discussion: Submit any changes of designees from the 4 associations to maintain a current BOD list

Discussion: Budget and dues. For MFBO to present a full budget to all 4 Associations, then meet as a group with the 4 presidents and propose to divide it up per membership count.

- Noted budget is always attached to the agenda.
- Budget members selected
 - Kathy Nugent
 - Curtis Meskus
 - Sam Joslin
 - David Lindburg
 - Bob Berger
 - Patty Sheehan

Motion: MFBO nominates Mike Giampietro as Honorary Life Member, - **Vote:** to delay nomination until next month's meeting. **2nd**

Discussion: Clothing apparel sales - Still have a supply to sell at other meetings and what meetings to bring it to and by who.

- Recommend a credit card machine for selling apparel.

Discussion: BOCC Report - Mike Giampietro,

Update: Group 2 H.2461 - Plan on re-submitting it in January.

Update: Status of DOER 9-16-2024 public hearing on changes to 225 CMR 22 and 23 - Still several weeks out

Discussion: Short Term Rentals (STR)

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

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

- Define
- Determine owner occupied.
- Frequency of inspections
- Where and what areas to inspect

Discussion: Ask the State about Mechanical licenses and permits and give examples.

Discussion:

- An Accessory Dwelling Unit (ADU) is a Dwelling Unit not an Accessory Building for Building Code requirements.
- For Zoning requirements an ADU is considered an accessory building.

Items to be aware of:

- Status of the 10th edition Building Code - Concurrency period extended to June 30, 2025

Discussion: MMAA conference is January 23-24

Next Meeting: November 26, 2024. 12:00 noon remote.

Motion: To adjourn 1:09 PM

Attendance Remote; Kathleen Nugent, Curtis Meskus, Jerry O'Neill, Patty Sheehan, James Pike, Sam Joslin, David Lindberg, Bill Nash, Fred Lonardo, Eric Tetreault, Tim Hudon, Kevin Greiner, Chris Clemente, Thomas Bridgewater, Tony Zahariadis, Mike Giampietro, Richard Leibowitz, Ned Baldwin, Mark Snow, William Fenner, Leslie Ward, Paul Martin, Rob Berger, Kevin's Iphone?.



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Minutes

November 26, 2024 Location: Remote Call to Order 12:00 PM

Discussion: meeting minutes - **Approved** for September and October

Motion: To accept the treasurer's report, **motion passed.**

Discussion: Submit any changes of designees from the 4 associations to maintain a current BOD list. **No Change**

Discussion: Honorary Life Member vote: Mike Giampietro - **Vote:** to delay nomination until next month's meeting.
2nd

Discussion: Apparel sales – updated on rough amounts of remaining apparel for sale. Recommend a credit card machine for selling apparel.

BOCC: report from Mike Giampietro

Update: Group 2 H.2461 - Did not go anywhere with the State. What to do next, Should we file it again, May have the ability to add it to another Bill.

Discussion: MMAA conference is January 23-24- confirm who will be attending along with passes.

Items to be aware of:

- Status of the 10th edition Building Code - Expecting the concurrency period will be formally extended to June 30, 2025

Discussion: Mechanical licenses and permits - the State is still working on clarifications and some items have been tabled for January.

Motion: To adjourn 1:09 PM

Attendance Remote;