



MASSACHUSETTS
FEDERATION OF
BUILDING OFFICIALS

Kathy Nugent
President

Patty Sheehan
Vice President

Officers

President – Patty Sheehan	Vice President – Kathy Nugent
Treasurer – Dave Lindberg	Secretary – Gerald O’Neill (recorder of minutes)

Minutes

February 25, 2025 Location: Charlton Call to Order 10:02 AM

Motion: To approve meeting minutes from 11-26-24 - **motion passed.**

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

Discussion: Review budget and payment from associations.

Comment: Insta Track should be in the Operational Budget.

Operational budget to be split equally between the 4 Associations - for equal representation.

Proposed expenses to be divided equally by the total membership of all the Associations combined and the Associations pay for the percentage that represent them.

Question: How and when (in the calendar year) do we get the total membership? If the membership count is done shortly after Association annual enrolment it may be less because it may take months for full enrolment.

Comment: The Associations pay dues by December 1 each year.

Comment: This policy to start July 1, 2025

Motion: We accept the proposal of the draft budget process pending a review of the policy. **Motion passed.**

BBRS vacant seat: MFBO to recommend the following for consideration to the open seat:

Fred Lonardo -

Curtis Meskus-

John Metvier-

Motion: To recommend all 3 names to the BBRS- **Motion passed**

Discussion: BBRS is looking for a recommendation of a mechanical engineer to be on the Board.

Discussion: Clothing apparel current inventory and next order prior to the SEMBOA 2 day conference.

Motion: To make the next purchase of apparel up to \$5,000.00 dollars. - **Motion passed.**

Motion: To have John purchase totes for storage and moving of apparel, then get reimbursed. - **Motion passed.**

Discussion: Can we put apparel pictures on the website?

Discussion: BOCC Report - updated of the hearings from the past month.

Discussion: Group 2 H.2461 - Has been refiled, Looking for Ideas to move this forward

Need a co-sponsor

Ask the Fire Department to help.

Call State Reps and Senators.

Discussion: DOER 9-16-2024 public hearing on changes to 225 CMR 22 and 23 - update - revisions in effect as of 2-14-2025

Discussion: Quarterly meeting - Commissioner Wilkinson, regarding HVAC Licensing and permitting type.

Motion: In favor of sending a letter from the MFBO. **Motion passed.**

Discussion: Update members on how the MMA conference went with the MFBO representation.

Next Meeting: March 25,2025 12:00 noon remote.

Motion: To adjourn 12:18 PM

Attendance; Kathleen Nugent, Kevin Ross, Jerry O'Neill, Patty Sheehan, Sam Joslin, Jim Wilson, David Lindberg, Bill Nash, Fred Lonardo, Eric Tetreault, Kevin Greiner, Tim Hudon, Chris Clemente, Thomas Bridgewater, John Morreale, Tony Zahariadis, Curtis Meskus, Joe Prondak, Mike Giampistro.



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Minutes

March 25, 2025 Location: Remote Call to Order 12:01 PM

Motion: To approve meeting minutes from 2-25-25 - **motion passed.**

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

Discussion: Fees / dues from associations

Review budget process and MFBO bylaws regarding fees and dues.

consider keeping fees and dues a policy and not put into the bylaws - resulting in it will be easier to adjust it if modifications or needs in the future have to be addressed if we feel its not working

Metro West voted **down** the MFBO fee proposal.

Bylaws are silent on dues.

The Board of Directors have the power to create the policy for fees.

Discussion: Apparel sales - update, inventory and next order.

Items recommended ; Dress shirts, hard hats, fall or winter coats. It was noted the more expensive jackets with a higher price tag may be harder to sell with spring and summer starting.

It was questioned if we could email an apparel list and possibly take orders?

Update: BOCC report. April 1, 2025 deadline to submit deficient hours or extensions. 167 Building Officials are deficient.

Discussion: Group 2 H.2461, general discussion on status.

BBRS vacant seat: Did not hear back from the State

CSL license test very few people are passing, Consider asking for more info. Questions may need to be reviewed as some may not be inline with the building code.

Next Meeting: April 29, 2025 12:00 noon remote.

Motion: To adjourn 1:08 PM

Attendance logged into Zoom Meeting; Kathleen Nugent, Kevin Ross, Jerry O'Neill, Patty Sheehan, Sam Joslin, Jim Wilson, David Lindberg, Bill Nash, Tim Hudon, Thomas Bridgewater, John Morreale, Tony Zahariadis, Curtis Meskus, David Jensen, Jeff Clemons, Mark Snow, Ned Baldwin, Paul Martin, Tin Hitway, Fred Lonardo, iPhone?



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Minutes

April 29, 2025 Location: Remote Call to Order 12:01 PM

Motion: To approve meeting minutes from 3-25-25 - **motion passed.**

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

Discussion: Review proposed Budget layout to include Required Operational Budget and Proposed expense
Insta Trac should be annual required
4 way split between associations for the operational expenses. - For equal representation
the Proposed Expenses to be divided by percentage of total membership.

Question: How do we get the percentage of membership of the 4 associations? When should we get the overall membership count?

Pay dues by December from Associations.

Currently SEMBOS is paying \$20.00 per member, and received payment of \$4,400.00.

Question: Time Frame for billing in early December.

Policy starting in July.

Motion: We accept a proposal of the draft budget process - pending a review of the draft policy. **2nd - Passed.**

Discussion: Apparel sales - update, inventory and prepare for 2 day SEMBOA conference.

Update: BOCC report.

Discussion: Group 2 H.2461, general discussion on status.

BBRS vacant seat: Did not hear back from the State

Next Meeting: at SEMBOA May 2025 12:00 conference.

Motion: To adjourn

Attendance logged into Zoom Meeting; ,Jerry O'Neill, Patty Sheehan, Sam Joslin, Jim Wilson, David Lindberg, Bill Nash, Tim Hudon, Thomas Bridgewater, Tony Zahariadis, Curtis Meskus,David Jensen, Jeff Clemons, Mark Snow, Ned Baldwin, Paul Martin, Fred Lonardo, Joe Prondak, Chris Clemente, Eric Tetreault, Michael Grant, William Fenner



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Minutes

May 15, 2025 Location: Clarion Hotel Taunton Call to Order 12:16 PM

Introduction: Board Members

Discussion: Group 2 H.2461, general discussion on status.

Motion and 2nd: Passed

BYLAW change:

Proposed language: Section 9. Annual Dues

Annual Dues and Budget Policy

Dues Assessment:

- Member associations must pay annual dues each **December**.

Budget Structure:

The annual budget consists of two parts:

1. **Base Budget** (Fixed Costs)
 - Includes: website fees, mailbox rental, corporate filings, MMA conference expenses, Zoom fees, etc.
 - **Divided equally** among the associations
2. **Operational Budget** (Variable Costs)
 - Covers all other Board-approved expenses.
 - **Apportioned based on each association's membership** as of **September**, prorated accordingly.

Update: BOCC report. Change in NERF form, Can Find it on State Website.

Next Meeting: June 24, 2025 12:00 noon remote.

Motion: To adjourn 12:23 PM

Attendance: SEMBOA conference attendees.



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June 24, 2025 Location: Zoom - remote Call to Order 12:01 PM

Motion: to approve the budget format with Fixed Base Budget and Operational Budget. - **Approved.**

Discussion: Base budget - Webpage expenses may have to be increased.

Operational budget - Add Owl, Consider Mass Insta Trac - discussed pros and cons.

- MFBO is the spokesperson for Building Officials.
- Insta Trac if we see something we need to act = a lot of time.
- need additional help if another step is needed.
- Who is going to do the work?
- If we do nothing it’s worth nothing.

Next MFBO meeting with the State is July 21, 2025.

No update from the State for an inspector from a town to be on the Board.

Discussion: Group 2 - general discussion

Motion: To adjourn 12:58 PM

Attendance: David Lindberg, Kevin Ross, Tony Zahariadis, Gerald O’Neill, Sam Joslin, Bill Nash, Patty Sheehan, Curtis Meskus, Chris Clemente, Eric Tetreault, James Pike, Jeff Clemons, Joe Prondak, Kathleen Nugent, Kevin Greiner, Tim Hudon, William Fenner, Jim Wilson, Donald Zdunczyk.

MMA Conference – January 22–23, 2026

It was reported that the International Code Council (ICC) will contribute \$900 toward the total conference cost of \$1,855.

Apparel Status

A discussion was held regarding the current status of MFBO apparel. No formal action was taken.

BOCC Report

An update was provided by Mike Giampietro and/or Kevin Ross regarding potential changes to 110R7.

BBRS Updates

- It was announced that Reade Milne of Edgartown has been appointed to the Board of Building Regulations and Standards (BBRS) to fill a vacant seat as a municipal building official.

MFBO Legislative and Advocacy Updates

- **Group 2 Retirement (H.2776):**
A public hearing is scheduled for October 6, 2025 at 1:00 PM in Room A-1 at the State House.
- **Senate No. 1802:**
An Act providing for a COVID-19 retirement credit to essential public health and safety employees was discussed.

Meetings and Agency Coordination

- **Commissioner Wilkinson and Commissioner Mahony:**
Ongoing meetings regarding the work of building officials; the next meeting is scheduled for October 15, 2025.
- **Building Official Training Coordination:**
Meetings with Ross Seavey and Matthew Ryberg, Director of Building & Engineering Education, Training, & Code, continue to address training topics. Meetings are held on the second Wednesday of each month.
- **Division of Occupational Licensure Meeting:**
A meeting was held on September 23, 2025 with Sean Pierce, Deputy Chief of Staff, and Tammy Gropman, Executive Director of the Public Safety Boards.

ICC and BBRB Participation

- **ICC Region VI Participation:**
An update was provided on participation by Felix Zemel, Kathy Nugent, and Mark Robidoux.
- **BBRB Advisory Committees:**
Members were encouraged to submit a letter of interest to the Chairperson.

ICC Pro Codes Action Request:

An update was provided by Bill Nash (ICC).

- **Massachusetts Code Updates**
- It was announced that Massachusetts State Codebooks are now available on the ICC Digital Codes platform.

The meeting was adjourned following completion of the agenda.

- A report was anticipated from **Mike Giampietro** and **Kevin Ross**.
- Potential changes to **110R7** were discussed.

Public Relations Services

- The group reviewed the **scope of services** for a proposed public relations service supporting building officials.

Legislative and Advocacy Updates

Discussion regarding the ongoing work of MFBO included:

- **Group 2 Retirement – H.2776**
 - Public hearing scheduled for **October 6 at 1:00 PM**, Room **A-1**, State House.
- **Senate No. 1802**
 - *An Act providing for a COVID-19 retirement credit to essential public health and safety employees.*

Meetings with State Officials

- Summary of the **January 26, 2026, 1:00 PM** meeting with **Commissioner Wilkinson** and **Commissioner Mahony** regarding the work of building officials.

Training and Education Coordination

- Meetings held with **Ross Seavey** and **Matthew Ryberg**, NEW Director of Building & Engineering Education, Training, & Code.
- Discussion focused on training topics for building officials.
- Ongoing coordination planned for the **second Wednesday of each month**.

ICC Region VI Participation

- Update provided on Region VI participation by **Felix Zemel**, **Kathy Nugent**, and **Mark Robidoux**.

Motion: To adjourn 12:58 PM