



Kathy Nugent  
President

Patty Sheehan  
Vice President

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## Officers

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

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## Minutes

January 31, 2023    Location: Remote by Zoom    Call to Order 12:07

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**Motion:** to accept 12-15-22 minutes, Motion passed

**Treasurer's Report:** Treasurer not present to provide report

**Discussion:** Kathy is working on an apparel order. State symbol/ logo is not expected to change in next 6 months

**Discussion:** Still on track for annual meeting on May 10th or 11th

**Discussion:** Group 2 bill was filed by Rep Chan, HD1690.

**Discussion:** MMA conference on Jan 20, 21 debriefing; Richard reported that there was a lot of interaction with town administrators and attorneys. A high level of engagement with people at the conference occurred. The volunteers report that it was a success.

**Discussion:** Patty initiated a discussion of the energy code changes. It is still unclear if we can enforce the new version in whole or in part. The point of state building inspectors being told not to attend any BBRS meetings was reiterated as a problem in helping get clarity on this issue. Members noted that the goal of the new state administration is to streamline and expedite permitting. The board discussed how code changes are being implemented are contrary to this goal

**Discussion:** The new state sanitary code is to be implemented/active in April. Many conflicts are being adopted in this code including a mandatory 2 means of egress in certain residential

**Discussion:** Bylaw revisions were covered. The 4 presidents recently met and discussed dues. A motion to have each member pay \$20 was made then withdrawn. The board decided it was best to wait until the next meeting.

**Discussion:** Patty will be meeting with the Home Builders Association and will follow up on some issues with Richard Baldacci

**Discussion:** Jeff Clemons reports that the hard copy CSL will no longer be provided. The supervisor will be obligated to provide a copy printout and government issued id upon request.

**Discussion:** The 10th edition will be going to the Housing and Economic Development committee, then a public hearing including a 4 day notice. With this the 10th edition is in the future.

**Motion:** to adjourn 1:21

**Attendance;** Damian Cote, Kathleen Nugent, Kevin Ross, Patty Sheehan, Jerry O'Neill, Tony Zahariadis,, Jeff Clemons, Kevin Greiner, Felix Zemel, John Morreale, Richard Leibowitz, Curtis Meskus, Bill Nash, Mike Giampietro, Patrick Franey



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## Minutes

February 28, 2023    Location: Remote by Zoom    Call to Order 12:03

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**Motion:** to accept 1-31-23 minutes, motion passed

**Motion:** to accept treasurer's report, motion passed

**Discussion:** Need to reform group 2 subcommittee. Volunteers needed. John Morreale and Damian Cote agreed

**Motion:** to allow an order for apparel to be made without knowing the exact amount, motion passed

**Discussion:** Discussion of Metro-West position statement. options still on the table of per member flat rate vs flat rate per organization. The operating budget needs are to be considered in calculating the need.

**Discussion:** Still on track for annual meeting on May 10th or 11th

**Discussion:** Mass trac software. Request was made that the members with access bring relative subjects back to the board for awareness and potential action.

**Discussion:** Fee structure for dues being outstanding, Dave Jensen and Felix Zemel agreed to work on this.

**Discussion:** Summary of meeting with Bill footer of PSD, Air Conditioning association, and Home Builders Association given

**Discussion:** The new state sanitary code is to be implemented/active in April. Many conflicts are being adopted in this code including a mandatory 2 means of egress in certain residential uses. This will be added to the agenda for a meeting with the state commissioners March 2nd.

**Discussion:** Jeff Clemons went over some of the proposed changes to the 10th edition that are not favorable. The next steps and role of the MFBO were discussed.

**Motion:** to adjourn 1:25

**Attendance;** Damian Cote, Kathleen Nugent, Kevin Ross, Patty Sheehan, Jerry O'Neill, Tony Zahariadis,, Jeff Clemons, Kevin Greiner, Felix Zemel, John Morreale, Richard Leibowitz, Bill Nash, Richard Berger, Bob Speroni, David Lindburg, David Jensen, Paul Martin, Fred Lonardo, Paul Stringham



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## Minutes

May 10, 2023    Location: Meeting Room SEMBOA conference    Call to Order 1:01

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**Annual meeting held during the SEMBOA conference. Members state wide in attendance**

**Motion:** to open the annual meeting, seconded and approved.

**Motion:** to suspend the treasure report and secretary minutes from the previous meeting, seconded, approved.

**Motion:** To approve the draft by-laws as presented. Seconded and approved by body

**Discussion:** Curtis Meskus spoke of training

**Discussion:** Kathy Nugent requests for member participation and need to fill vacancies on board and ICC region 6

**Discussion:** Kathy provided the body an overview of the purpose, history, and work of the MFBO. Group 2 legislation was noted as an example

**Announcement:** ICC conference is in October in ST. Louis provided by Kathy

**Motion:** to adjourn 1:12

**Attendance;** Damian Cote, Kathleen Nugent, Patty Sheehan, David Lindburg, (officers)and attached list of general membership of the annual meeting



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## Minutes

June 27, 2023    Location: Remote meeting    Call to Order 12:02

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**Motion:** to accept 5-10-23 minutes, motion passed

**Motion:** to accept treasurer's report, operating \$11,413, Legislative \$7,075. Apparel cost \$4500, \$2360 returned in sales so far. \$500 provided to Chris Condon Family Trust, motion passed

**Discussion:** MFBO members, board of directors list to be updated, requests sent

**Discussion:** Kathy provided an overview of apparel sales at the conference. There is remaining surplus to be brought to individual associations

**Discussion:** Kathy provided update to group 2 legislation and timeline

**Discussion:** Curtis discussed Mas Trac and recent alerts

**Discussion:** An updated checklist for energy code related code changes is still not available

**Discussion:** Kathy provided an overview of the ACE/NE desire to have a new CSL type

**Discussion:** State funding for training was noted as not being spent down leaving a significant surplus. This funding is available despite the leadership of the state stating there is no money for building official training

**Discussion:** The 10th edition is still underway and not projected to be implemented by the fall

**Discussion:** The state fire marshall is retiring and a replacement has been selected

**Motion:** to adjourn 12:54

**Attendance;** Damian Cote, Kathleen Nugent, Kevin Ross, Jerry O'Neill, Kevin Greiner, Richard Leibowitz, David Lindburg, Paul Martin, Fred Lonardo, Curtis Meskus, Felix Zemel



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## Minutes

July 25, 2023    Location: Remote meeting    Call to Order 12:03

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**Motion:** to accept 6-27-23 minutes, motion passed

**Motion:** to accept treasurer's report, operating \$11,413, Legislative \$7,075, motion passed.

**Discussion:** MMA wrote a letter of opposition to group 2 legislation. MFBO board to communicate with MMA about the cost

**Discussion:** Felix Zemel is working on a paper related to fire suppression in residential homes. This will be shared in the near future.

**Discussion:** The proposal for a specialty CSL was supported by contractors and building officials. The proposed code change is waiting on the BBRS to take a vote. The board discussed options to help this along

**Discussion:** The first meeting with the new commissioner will be in 2 days. Talking points are being worked on

**Discussion:** The BBRS has vacancies to fill

**Discussion:** The state budget had millions of dollars go unspent over the recent years. This money could have been used for training. The board discussed this issue and will continue to bring it up with the state directly and through legislators. Members discussed what training would be best and by who. A survey may be utilized with specific questions for all building officials in the state.

**Discussion:** BCAB has granted variances from the new energy code. Inconsistency, confusion, and applicability of the new 255CMR was discussed.

**Discussion:** Damian noted the MMA conference in Boston is Jan 19-20 and a booth is \$3074. The apparel will be brought to the BOWM meeting for September

**Discussion:** The state fire marshall celebration will be forthcoming. Attendance by a rep or two of the MFBO is possible

**Motion:** to adjourn 1:28

**Attendance;** Damian Cote, Kathleen Nugent, Kevin Ross, Jerry O'Neill, Kevin Greiner, David Lindburg, Fred Lonardo, Curtis Meskus, Felix Zemel, Patty Sheehan, Patrick Franey, David Jensen, Tony Zahariadis, Jeff Clemmons, Tom Zuppa





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## Minutes

August 29, 2023    Location: Remote meeting    Call to Order 12:02

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**Motion:** to accept 7-25-23 minutes, motion passed

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

**Discussion:** Mass Trac software cost noted and history and purpose given by Curtis Meskus. Alternative options were discussed. No determination was made on continuing the use of the software and Curtis will reach out to see if the MFBO can have a cost reduction.

**Discussion:** Michael Grant provided an update on recent meetings with the DOER. Energy code issues with interpretation and authority are an ongoing issue. The board discussed options of having issues resolved. Patty requested that any building official send any specific concern/issue to the MFBO officers so they can relay them to the proper channel.

**Discussion:** Patrick Franey is working on going through the guidance document(s) produced by PSD. There are a lot of issues that need to be addressed so it is taking more time.

**Discussion:** Jeff Clemons spoke on the importance of the boards, and the need for more members on the BOCC. The concern is not meeting a quorum.

**Discussion:** The next MFBO board meeting is in Grafton and will be a hybrid meeting. The next DOL quarterly meeting is October 2nd at 1, but this will conflict with other events including the annual UMass conference and a training.

**Motion:** to adjourn 1:22

**Attendance;** Damian Cote, Kathleen Nugent, Kevin Ross, Jerry O'Neill, David Lindburg, Curtis Meskus, Felix Zemel, Patty Sheehan, Patrick Franey, Tony Zahariadis, Jeff Clemmons, Tom Zuppa, Ann Howard, Paul Martin, Greg Monka, Michael Grant, Jim Sheehan, Mike Crisafulli, Richard Liebowicz



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## Minutes

September, 26    Location:Hybrid meeting in Grafton    Call to Order 9:39

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**Motion:** To accept 7-25-23 minutes, motion passed

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

**Discussion:** Group 2 Subcommittee - no update

**Discussion:** Mass Trac software cost -Continued discussion of software use, MFBO has not paid fee and still have the use of the program, no update from Curtis on cost reduction, continued discussion of the \$5,000 value and how to fund it if it decided to keep the program.

**Discussion:** Airconditioning association of new england (ACA / NE). No update, waiting for an update from the BBRS.

**Discussion:** BOCC - needs more Board members

**Motion:** Recommend Kevin Ross and Jeff Richards to the BOCC, motion passed.

**Discussion:** Apparel sales - update

**Discussion:** MMA 1-19,20-24 Booth - Different fees and volunteers.

**Motion:** Secretary position - To make Gerald O'Neill MFBO Secretary, motion passed

**Discussion:** MFBO meeting Dates – Consider changing November and December meeting dates.

**Motion:** To adjourn 11:25

**Attendance;** Damian Cote, Kathleen Nugent, Kevin Ross, Jerry O'Neill, David Lindburg, Felix Zemel, Patty Sheehan, Patrick Franey, Tony Zahariadis, Jeff Clemmons, Paul Martin, Fred Lonardo, Robert Berger, Bill Nash, Kevin Greinier, Mike Giampietro,  
**Unknown logins:** D Benedetto, Kathleen Griffin



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## Minutes

October 31, 2023 Location: Remote meeting Call to Order 12:01

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**Motion:** To accept 9-26-23 minutes, motion passed

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

**Discussion:** Group 2 Subcommittee - no update

**Discussion:** Airconditioning association of new england (ACA / NE). No update, waiting for an update from the BBRS.

**Discussion:** With Mark Rabinsky DOER Green Communities Division Deputy Director,

Ekotrope reporting on HERS rating data. Reviewing scores from Res- info may not be accurate. What can be done to collect info. Would like to see info in live time or more frequent intervals vs 1-2 years. Continue to talk about the subject in upcoming meetings

**Create an Energy Sub Committee:** Patti, Curtis, Jerry, Tin, Tony.

**Discussion:** BOCC - No update from the BBRS, Next meeting is in xxxxxxxx, needs better representative of building commissioners and inspectors

**Discussion:** Apparel sales - update

**Discussion:** MMA 1-19,20-24 Booth - Need more education materials and volunteers.

**Discussion:** MFBO upcoming meeting Dates – November 16, 2023 and December 21, 2023

**Motion:** To adjourn 1:31

**Attendance;** Damian Cote, Kathleen Nugent, Kevin Ross, Jerry O'Neill, David Lindburg, Felix Zemel, Patty Sheehan, Patrick Franey, Tony Zahariadis, Jeff Clemmons, Paul Martin, Fred Lonardo, Robert Berger, Bill Nash, Kevin Greinier, Mike Giampietro,  
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## Minutes

November 16, 2023 Location: Remote meeting Call to Order 12:09

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**Motion:** To accept 10-31-23 minutes, motion passed

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

**Discussion:** Dues from the 4 Associations.

**Discussion:** Airconditioning association of new england (ACA / NE). HVAC CSSL, Still under review from the State.

**Discussion:** MMA: Need more volunteers for the Jan 19 and 24, 2014 booth

**Discussion:** ICC Region 6: update from Kathy

**Discussion:** BBRS Meeting for 10th edition: No definitive dates as still in Governor's Office

**Discussion:** BI training subcommittee report - BBRS has not addressed it.

**Discussion:** Ian Finlayson DOER – Updated information on their website , useful for inspections. Consider adding a link to the website. Update on supporting and funding for training.

**MFBO** State filings were submitted online prior to the deadline.

**Motion:** To adjourn 12:50

**Attendance;** Kathleen Nugent, Kevin Ross, Jerry O'Neill, David Lindburg, Felix Zemel, Patty Sheehan, Jeff Clemmons, Paul Martin, Fred Lonardo, Bill Nash, Kevin Greinier, David Gardner, Mike Clancy