

**MEMORANDUM**

To: All Members of AIA MA  
From: John Nunnari  
Date: 06/08/26  
Re: Legislative and Regulatory Update

**Legislative Update:****Since the last Update**

Since the May Legislative Update, Beacon Hill has moved decisively into the final stretch of formal session, with budget negotiations, transparency debates, and ballot question maneuvering dominating activity ahead of the July 31 deadline. In mid-May, legislative leaders remained focused on completion of the FY`27 budget while continuing to navigate a growing number of ballot initiatives and legal disputes involving legislative transparency and the voter-approved audit of the Legislature. At the same time, Senate leadership signaled that major policy initiatives – including energy affordability legislation and primary care reform – would likely advance only after conclusion of the budget process. The Senate subsequently completed debate on its \$63.4 billion FY`27 budget, adopting more than 500 amendments and setting the stage for conference committee negotiations with the House.

As budget deliberations concluded, attention increasingly shifted toward government transparency and accountability. The Senate voted to provide a limited set of financial records sought by State Auditor Diana DiZogio while maintaining its constitutional objections to broader audit authority. Shortly thereafter, House leadership announced plans to pursue comprehensive transparency legislation, reflecting growing public pressure surrounding both the legislative audit dispute and a proposed ballot question seeking to subject the Legislature to the public records law. These discussions unfolded against a backdrop of increasing voter frustration with perceived government accountability issues and concerns regarding the large number of uncontested legislative races heading into the fall election cycle.

By early June, legislative activity accelerated significantly. Lawmakers approved a \$1.56 billion supplemental budget, advanced transportation and local infrastructure investments, considered legislation extending late-night operating hours for bars and restaurants during major upcoming events, and debated sweeping data privacy reforms. Simultaneously, negotiations continued regarding a potential legislative compromise on the proposed rent stabilization ballot question, while House and Senate leaders pursued competing approaches to resolving the ongoing legislative audit controversy. With only weeks remaining before formal sessions conclude, major issues including energy affordability, housing policy, transparency reforms, ballot question negotiations, and conference committee budget deliberations are expected to remain at the forefront of Beacon Hill activity throughout the summer.

**Looking Forward**

As the Legislature enters a critical stretch of the formal session calendar, attention will increasingly turn to conference committee negotiations on several major policy initiatives. Following passage of the Senate's \$63.4 billion FY2027 budget, House and Senate negotiators will begin reconciling differences not only on the annual spending plan, but also on higher education infrastructure financing, early literacy reforms, protections for non-criminal undocumented immigrants, and other high-profile legislation. The House's recent passage of comprehensive data privacy legislation positions that issue for conference committee negotiations with the Senate-passed version, while the Senate is expected to take up child welfare legislation that could similarly advance to conference

negotiations with the House. Gov. Healey is also expected to review several significant measures recently sent to her desk, including a \$1.56 billion supplemental budget, a transportation financing package, and legislation modernizing statutory language relating to individuals with disabilities.

At the same time, lawmakers continue to work against the backdrop of several major public events and policy deadlines. With the first FIFA World Cup match scheduled for June 20 in Foxborough, legislative leaders remain engaged in discussions regarding immigrant protections, public safety, transportation, and economic development initiatives associated with the influx of international visitors expected throughout the summer. The Senate is also anticipated to consider legislation extending local authority over public alcohol consumption zones and operating hours for restaurants and bars during major events, while Senate President Karen Spilka may provide additional insight into the Senate's anticipated energy affordability and primary care reform proposals during remarks before the Greater Boston Chamber of Commerce.

Beyond legislative activity, the coming week will feature a range of policy and stakeholder discussions, including meetings between municipal leaders and the Healey Administration, a summit focused on the future of MassHealth, advocacy efforts related to farmworker protections and animal welfare, and preparations for the opening of FIFA Fan Festival activities in Boston. With formal sessions continuing in both branches and the July 31 deadline rapidly approaching, Beacon Hill is expected to remain focused on advancing major policy initiatives while positioning key legislation for final action later this summer.

### **AIA MA Bill Tracking**

To view the current status of all AIA MA tracked legislation, [please click here](#) (Files located under the banner *Bills Tracked for the 2025–2026 Legislative Session*)

A schedule of all Legislative Events can be found on the [Legislative Events](#) of AIA MA's website.

To review previous Legislative or Regulatory Reports or minutes from GAC meetings, please click [here](#)

### **Regulatory Update:**

A schedule of all construction board regulatory meetings can be found on the [Regulatory Events Calendar](#) of AIA MA's website.

### **Notices of Public Review of Prospective Regulations (05/11/26 – 06/08/26)**

#### **225 CMR – Department of Energy Resources**

- May 22, 2026 – **225 CMR 22.00 & 23.00 – Administrative Penalties**. DOER is proposing minor clarifying revisions of 225 CMR 22.00 and 23.00. As proposed, this consists of clarifications to the OoC process and the introduction of a new relief pathway from the requirements for highly ventilated buildings for DESs, together with numerous small edits to address errata and other text clarifications requested by code users.. – [Notice of Public Hearing](#) – Hearing to be held on 06/16/26 @ 2:00 PM. Written comments accepted until 06/24/26 @ 5:00 PM.

### **New Regulations (05/11/26 – 06/08/2026)**

#### **527 CMR – Board of Fire Prevention Regulations**

- June 5, 2026 – **527 CMR 12.00 – Massachusetts Electrical Code**. The Board of Fire Prevention Regulations respectfully submits this Notice of Correction to clarify two non

substantive issues within the filed regulations. First, the date referenced in Rule 7 was intended to correspond with the date the regulations were published in the Massachusetts Register, specifically April 24, 2026. At the time of drafting, the Board anticipated a shorter promulgation timeline and used February 28, 2026 as a placeholder date pending final publication. Because the promulgation process extended beyond that anticipated timeframe, correction of the date is necessary to accurately reflect the intended effective date of 527 CMR 12.00 and to avoid any implication of retroactive application prior to publication. Second, Rule 11 contains a scrivener's error. The phrase "No. 2" was included inadvertently and should be removed. – [Notice of Correction](#).. – **Effective Date: 04/24/2026**

CMR's tracked include: 105 CMR – State Sanitary Code; 225 CMR 22.00 – 26.00 – Energy Codes; 248 CMR – Plumbing/Gas Fitting Code; 257 CMR – Water Treatment; 271 CMR – Sheet Metal; 310 CMR – DEP; 314 CMR – Water Pollution Control; 521 CMR – Architectural Access; 522 CMR – Boiler Rules; 524 CMR – Elevator; 527 CMR – Fire Code; 528 CMR – Pipefitter and Refrigeration; 780 CMR – Building Code

Copies of all codes listed above can be found on the [State Boards and Construction Regulations](#) page of AIA MA's website

### **Board of Building Regulation and Standards**

At its May 12, 2026 meeting, the Board of Building Regulations and Standards (BBRS) approved meeting minutes from the April 14, 2026 BBRS meeting, as well as multiple subcommittee meeting minutes from the Building Code Appeals Board (BCAB), Fire Prevention and Fire Protection (FPFP) Subcommittee, and Residential Code Subcommittee. The meeting also marked a transition in Board leadership, with Reed Milne elected as Chair and Cee appointed Vice Chair for the upcoming term.

Subcommittee reports highlighted continued progress toward development of the 11th Edition of the Massachusetts State Building Code. The Fire Prevention and Fire Protection Subcommittee reported that it is nearing completion of Chapter 4 review and has begun work on Chapter 9. The Residential Code Subcommittee noted ongoing discussions regarding code formatting and amendment presentation, while also advancing several code chapters without proposed amendments. The Energy Advisory Committee reported completion of its review of residential provisions and initiation of review of the commercial provisions of the 2024 IECC. The Climate Resiliency Subcommittee similarly reported continued progress reviewing assigned flood and resiliency-related code sections and proposals.

The Executive Director reported that 328 Construction Supervisor Licenses (CSLs) were issued and 1,452 renewed during April 2026, representing a significant increase from prior months. Board discussion attributed the increase, at least in part, to ongoing revisions and improvements to the CSL examination process, including review and replacement of poorly performing questions and the implementation of extended testing time allowances. Members also discussed the importance of monitoring longer-term CSL renewal trends as older license holders retire from the profession.

A substantial portion of the meeting focused on Request for Interpretation (RFI) 2026-04 regarding when substantial residential renovations require issuance of a new certificate of occupancy. After extensive discussion regarding the role of local building officials, the limitations of interpretation language, and the distinction between guidance and formal code interpretation, the Board ultimately voted to take no action on the request, concluding that the current code language adequately addresses the issue and that such determinations appropriately remain within the discretion of local building officials on a case-by-case basis.

The Board also continued its detailed review of proposed Massachusetts amendments to the 2024 International Energy Conservation Code (IECC), with extensive discussion focused on formatting, presentation, and integration of Massachusetts-specific amendments into the broader 11th Edition code structure. Board members and staff discussed approaches for presenting tracked amendments, differentiating between prior 10th Edition provisions and new 11th Edition proposals, and ensuring consistency with Secretary of the Commonwealth filing requirements. The discussion reinforced the substantial amount of ongoing technical coordination occurring among BBRs staff and the various Technical Advisory Committees as work on the 11th Edition continues moving forward.

### **MA Board of Registration of Architects (MBRA)**

The next meeting of the board is June 9, 2026.

### **Board of Fire Prevention Regulations (BFPR)**

At the June 4, 2026 meeting, the Board of Fire Prevention Regulations (BFPR) unanimously approved the May 21, 2026 meeting minutes with minor corrections. The Board received an update from staff regarding the ongoing development and finalization of the current code revision package, including efforts to improve the tracking and documentation of code change proposals through a new online submission process and standardized proposal numbering system. Staff also reported updates to the GFCI unwanted-tripping reporting process intended to reduce administrative burden and streamline future code revision efforts.

The Board also approved the March 17, 2026 meeting minutes. During consideration of interpretation responses from the Electrical Interpretations Committee, Board members raised concerns regarding a proposed interpretation involving emergency feeder protection requirements for exterior conductors. Following discussion, the Board determined that the interpretation had not been adequately circulated to the full Board in advance and voted to defer consideration until a future meeting to allow additional review and committee input.

Under new business, the Board unanimously approved a motion to reserve Chapter 56 of the fire code for stationary fuel cell installations and the future adoption of NFPA 853, Standard for the Installation of Stationary Fuel Cell Power Systems.

The Board discussed scheduling and administrative matters related to ongoing committee work during the summer months, including plans to continue processing public-comment items and code revisions while Board staff are on leave. The Chair announced that no July Board meeting is currently planned and reiterated the goal of completing review of outstanding code revisions so that the next code package can be finalized and promulgated. The meeting concluded with no further business and a unanimous vote to adjourn.

### **Board of Elevator Regulation**

Its May 6th, 19th and June 2nd meetings were cancelled. The next meeting of the board is June 23, 2026.

### **Massachusetts Sheet Metal Board**

Its May 20th meeting was cancelled. The next meeting of the board is June 17, 2026.

### **Bureau of Pipefitters, Refrigeration Technicians, and Sprinkler Fitters**

April 15th meeting was cancelled. The next meeting of the board is May 20, 2026.

### **Board of State Examiners of Plumbers and Gas Fitters**

At its May 13 and June 3, 2026 meetings, the Board of State Examiners of Plumbers and Gas

Fitters continued its ongoing review and administration of the Massachusetts Plumbing Code while addressing licensing, product approval, and variance matters. During a Plumbing Code Subcommittee session on May 13, members reviewed proposed amendments to multiple sections of 248 CMR 10.00, focusing on clarifying code language, improving consistency in enforcement, and addressing evolving industry practices. Topics included requirements for laundry facilities in multifamily buildings, storm drainage system jurisdiction, pressure testing standards, piping materials and installation methods, oil-water separators, grease interceptors, indirect waste piping, safe waste systems, and plumbing fixture requirements. The Subcommittee approved several technical revisions and draft clarifications, including amendments related to exterior storm drainage systems, pressure testing procedures, separator discharge configurations, and interceptor requirements, while directing additional language refinements for future consideration by the full Board.

At its June 3 regular meeting, the Board received an update on the Plumbing Code Subcommittee's work and continued administration of licensing and product approval activities, reporting the issuance of 208 licenses and approval of more than 1,000 products during the preceding month. The Board voted to restore previously recalled DuraTrack gas connector products to the approved products list after determining the manufacturer had adequately addressed quality-control concerns. Members also considered several variance requests involving plumbing fixture requirements and code compliance issues at projects in Boston, the North End, Medford, and Waltham. Actions included approval of a variance related to seasonal outdoor dining subject to conditions, denial of a request involving trap primer requirements in a residential development, withdrawal of a variance request associated with shower dimensions at the Boston Park Plaza Hotel, and continued discussion regarding fixture requirements for a proposed youth basketball training facility. Throughout both meetings, Board members emphasized the importance of clear code language, consistent interpretation and enforcement, and maintaining public health and safety protections while accommodating practical project-specific considerations.

### **MAAB (Subcommittee on Regulations)**

At its May 27, 2026 meeting, the MAAB Subcommittee on Regulations continued its review of the Board's proposed regulatory rewrite, focusing primarily on provisions governing appeals, advisory opinions, and petitions to amend Board regulations. The Subcommittee approved revisions clarifying the appeals process and discussed the legal effect of advisory opinions, reaffirming that such advisories may be relied upon by requesting parties and local officials consistent with the Board's enabling statute.

A significant portion of the meeting was devoted to discussion of proposed language governing petitions for future regulatory changes. Members considered whether the regulations should establish procedures for reviewing petitions while preserving the Board's discretion to determine whether a request warrants further consideration. The Subcommittee generally agreed that all petitions should receive good-faith review but expressed caution about creating procedural obligations or expectations that could limit the Board's flexibility or conflict with the broader statutory and executive branch regulatory process. Staff will continue refining the draft language as the Subcommittee advances its comprehensive regulatory update toward final recommendations for consideration by the full Board.

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