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Administrator (*Acting*)

Minutes

BBRS Building Code Appeals Board (BCAB)

Meeting Location: Milford District Office, 50 Maple Street, Milford, MA.

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Meeting Called to order by the Chairman, Richard Crowley, at 9:30 a.m. followed by Roll call:

Board Members Present:

Thomas Perry, Chairman

Felix Zemel

Jake Nunnemacher

Board Members Not Present:

None

There were five (5) cases on the docket scheduled each 30 minute period, beginning at 9:30 a.m. and running until approximately 12:00 p.m. The three board members identified above served each case; guests varied with each case. A copy of the sign-in sheet for each case is appended to these minutes to identify attendees.

Guests Present:

See sign-in sheet for each case:

1. Meeting minutes
2. **Case Number :** 16-1597
Appellant: Maria Soares
Address of Property: 21 Woodville Street, Roxbury, MA. 02119
Summary of Case: This appeal concerned a variance from IEBC (*International Existing Building Code*) Section 912.2.1, as adopted and amended by Massachusetts as part of 780 CMR, with respect to the installation of an automatic fire sprinkler system in a building.

List of Exhibits:

- Exhibit 1.** Application dated January 14, 2016.
Exhibit 2. Quitclaim Deeds, 8 pages.
Exhibit 3. Floor Plans, A1 & A2, 2 pages

On a **MOTION** by Jake Nunnemacher, and **SECONDED** by Felix Zemel, it was **UNANIMOUSLY** voted to uphold ISD's determination and to **GRANT** a variance from **IEBC 912.2.1 on condition that Appellant install at least an NFPA 13D automatic fire sprinkler system in the basement/3rd dwelling unit.**

3. **Case Number :** 16-1598
Appellant: Peter Harrod for Jefferson Apartment Group
Address of Property: 184-200 Pleasant Street, Malden, MA. 02148
Summary of Case: This appeal concerned a variance from 780 CMR (*The State Building Code, Eighth Edition*) Section 509.2, with respect to the construction of an apartment complex consisting of five levels of residential units atop two levels of parking.

List of Exhibits:

- Exhibit 1.** Application dated January 21, 2016.
Exhibit 2. Email from Bldg. Inspector no opposition, dated February 3, 2016, 1 page.

On a **MOTION** by Jake Nunnemacher, and **SECONDED** by Felix Zemel, it was **UNANIMOUSLY** voted to **GRANT** a variance from **780 CMR 509.2, item 2 on condition that: (1) Appellant will provide what is allowed in the 2015 IBC 510.2, currently under review for adoption by Massachusetts as part of the 9th Edition of 780 CMR; (2) no Massachusetts amendments to 2015 IBC 510.2 are proposed; (3) Appellant will provide a "High Rise Package".**

4. **Case Number:** 16-1600
Appellant: Thomas Stover
Address of Property: 1 Oak Ridge Drive, Clinton, MA. 01510
Summary of Case: This appeal concerned a variance from 780 CMR (*The State Building Code, Eighth Edition*) Section R305.1.1, with respect to basement ceiling height and duct height in a single-family dwelling.

On a **MOTION** by Jake Nunnemacher, and **SECONDED** by Felix Zemel, it was **UNANIMOUSLY** voted to **GRANT** a variance from **780 CMR R305.1.1 on condition that: (1) the finished ceiling height shall not be less than 6'-9"; (2) the vent on the side wall shall not be less than 6'-3".**

5. **Case Number :** 16-1602
Appellant: Jai Singh Khalsa for 40 Pitman, LLC
Address of Property: 40 Pitman Street, Somerville, MA. 02143

Summary of Case: This appeal concerned a variance from 780 CMR (*The State Building Code, Eighth Edition*) Section 1009.13.1, with respect to an addition with access to the roof of a building located at 40 Pitman Street, Somerville, MA.

On a **MOTION** by Jake Nunnemacher, and **SECONDED** by Felix Zemel, it was **UNANIMOUSLY** voted to overturn the Building Commissioner's January 24, 2016 Notice of Violation because the building contains fewer than four stories.

6. The meeting adjourned at 12:00 p.m.