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Minutes

BBS Building Code Appeals Board (BCAB)
Meeting Location: Virtual Microsoft Teams-Meeting
October 21, 2025

Meeting Called to order by the Chairman Jeffrey Clemons, at 9:00 a.m. followed by Roll call:

Board Members Present:

Jacob Nunnemacher
Jeffrey Clemons, Chairman
Ross Seavey (Sy Nguyen)

Guests Present:

See sign-in sheet for each case:

- Case Number:** 25-0062
Appellant: Michael Welsh
Property Address: 421 East Sixth Street, Boston, MA. 02127
Summary of Case: Appellant is seeking relief from 780 CMR 9th Edition, Chapter 10 Section 1011.12.2, with respect to new construction.

Ross Seavey made an **INTERPRETATION** that was **SECONDED** by Jacob Nunnemacher, to **GRANT** the variance as presented in regards to **780 CMR Chapter 10, Section 1011.12.2** conditioned on: 1) No hask locks can be installed on either side. 2) the installation of a locking device that can be opened on either side. The Motion was approved by a 2-1 vote, Jacob Nunnemacher was opposed.

- Case Number:** 25-0113
Appellant: Travis DeCere (Owner-Shelburne Equity LLC)
Property Address: 1741 Mohawk Trail, Charlemont, MA. 01370
Summary of Case: Appellant sought relief from 2021 IBC Section 1004, 1011.2.1, with respect to an existing building.

Jacob Nunnemacher made a **MOTION** that was **SECONDED** by Ross Seavey, to **DENY** the variance to **2021 IBC Section 1004 & 1011.2.1**. The Motion was approved by unanimous vote.



3. **Case Number:** 25-0115
Appellant: Robert Carasitti
Property Address: 2164-2168 Washington Street, Roxbury, MA. 02119
Summary of Case: Appellant sought relief from 780 CMR Chapter 10th Edition Section 705.8, with respect to an existing building.

Jacob Nunnemacher made a **MOTION** that was **SECONDED** by Ross Seavey, to **GRANT** The variance to **780 CMR 10th Edition Section 705.8 & 780 CMR 3202**. This is conditioned on that if there is a change of the egress pathway the appellant must go back to Boston ISD. The Motion was approved by unanimous vote.

4. **Case Number:** 25-0122
Appellant: Jeremy Smith
Property Address: 82 West Housatonic Street, Pittsfield, MA. 01201
Summary of Case: Appellant sought relief from 780 CMR 102.6.4, with respect to an existing building.

Ross Seavey made a **MOTION** that was **SECONDED** by Sy Nguyen, to **OVERTURN** The Building Officials ruling of **780 CMR 102.6.4**, that this does not require an additional means of egress. The Motion was a TWO to ONE vote, Jacob Nunnemacher was opposed.

5. **Case Number:** 25-0124
Appellant: Jeffrey Canon
Property Address: 194 Main Street, Lee, MA. 01238
Summary of Case: Appellant sought relief from 780 CMR MGL Chapter 143 Section 1016.2.1, with respect to an existing building.

Jacob Nunnemacher made a **MOTION** that was **SECONDED** by Ross Seavey, to **OVERTURN** the Building Official's ruling of **780 CMR MGL Chapter 143, Section 1016.2.1**. This is not applicable as no work is being done. The Motion was approved by unanimous vote.

The meeting adjourned at 1:30 p.m.