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**Minutes**

**BBS Building Code Appeals Board (BCAB)**  
**Meeting Location: Virtual Microsoft Teams-Meeting**  
**December 17, 2024**

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

**Board Members Present:**

Jacob Nunnemacher  
Michael McDowell, Chairman  
David Riquinha

**Guests Present:**

See sign-in sheet for each case:

- Case Number:** 24-0121  
**Appellant:** Sergey Morgun (Owner-First Slavic Pentecostals Church)  
**Property Address:** 22 Pleasant Street, West Springfield, MA. 01089  
**Summary of Case:** Appellants sought relief from 780 CMR 907.6.6, with respect to an existing building.

Jacob Nunnemacher made a **MOTION** that was **SECONDED** by David Riquinha, to **OVERTURN** the Building Official's ruling on **780 CMR 907.6.6** for the fact that the system has gone under an ordinary repair or maintenance as allowed by **780 CMR 105.2 #15**, which would not require a permit nor would it require the fire alarm to come up to Chapter 9. It also does not require the monitoring of the system, but the Board is highly recommending that the appellant has the system monitored for the protection of the people in the building. The Motion was approved by unanimous vote.

- Case Number:** 24-0114  
**Appellant:** Chloe Manning (Owner-Anthony Virgilio)  
**Property Address:** 355 Hanover Street, Boston, MA. 02113  
**Summary of Case:** Appellants sought relief from 780 CMR 9<sup>th</sup> Edition Section 706.1.1, with respect to an existing building.



Jake Nunnemacher made a **MOTION** that was **SECONDED** by David Riquinha, to **GRANT** a variance to **780 CMR 9<sup>th</sup> Edition Section 706.1** based on the addition of a new fire alarm system as proposed by the Architect with additional smoke detection around the new door in the party wall between the two occupancies. This is conditioned on the following: 1) Boston Fire Department must approved the fire alarm system and notification. 2) There can be no change of use allowed in either portion of the building. The Motion was approved by unanimous vote.

3. **Case Number:** 24-0115  
**Appellant:** Chloe Manning (Owner-Anthony Virgilio)  
**Property Address:** 351 Hanover Street, Boston, MA. 02113  
**Summary of Case:** Appellants sought relief from 780 CMR 9<sup>th</sup> Edition Section 706.1.1, with respect to an existing building.

Jake Nunnemacher made a **MOTION** that was **SECONDED** by David Riquinha, to **GRANT** a variance to **780 CMR 9<sup>th</sup> Edition Section 706.1** based on the addition of a new fire alarm system as proposed by the Architect with additional smoke detection around the new door in the party wall between the two occupancies. This is conditioned on the following: 1) Boston Fire Department must approved the fire alarm system and notification. 2) There can be no change of use allowed in either portion of the building. The Motion was approved by unanimous vote.

4. **Case Number:** 24-0120  
**Appellant:** David Silverman (Owner-Premier Capital Partners, LLC)  
**Property Address:** 190 High Street, Boston, MA. 02210  
**Summary of Case:** Appellants sought relief from 780 CMR, IEBC Section 805.3.1.2.1, with respect to an existing building.

David Riquinha made an **INTERPRETATION** that was **SECONDED** by Jake Nunnemacher, that no locking device on the bedroom door is allowed as a matter of right in accordance with **IEBC Section 805.3.1.2 Item #1**. The Motion was approved by unanimous vote.

5. **Case Number:** 24-0124  
**Appellant:** Jeffrey Blackwell (Owner-Maryann Jones)  
**Property Address:** #6 East Lincoln Avenue, Nantucket, MA. 02554  
**Summary of Case:** Appellants sought relief from 780 CMR R322.1.4 (2), with respect the new construction.

David Riquinha made a **MOTION** that was **SECONDED** by Jake Nunnemacher, to approve the difference in elevation of 0.31 feet below DFE which is required by **780 CMR R322.1.4 #2**. It is also noted that the Building Inspector was not opposed. The Motion was approved by unanimous vote.

The meeting adjourned at 3:00 p.m.

