



CHARLES D. BAKER
GOVERNOR

KARYN E. POLITO
LIEUTENANT GOVERNOR

MIKE KENNEALY
SECRETARY OF HOUSING AND
ECONOMIC DEVELOPMENT

Commonwealth of Massachusetts
Division of Occupational Licensure
Office of Public Safety and Inspections

1000 Washington Street, Suite 710
Boston, Massachusetts 02118

EDWARD A. PALLESCHI
UNDERSECRETARY OF CONSUMER
AFFAIRS AND BUSINESS
REGULATION

LAYLA R. D'EMILIA
COMMISSIONER, DIVISION OF
OCCUPATIONAL LICENSURE

Minutes

BBS Building Code Appeals Board (BCAB)
Meeting Location: Virtual Microsoft Teams-Meeting
November 4, 2021

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

Board Members Present:

Steven Frederickson
Richard Crowley, Chairman
Jake Nunnemacher (Kristen McDonough)

Guests Present:

See sign-in sheet for each case:

- Case Number:** 21-0106
Appellant: John Heron (Owner-Rise Construction Management)
Property Address: 23 Upton Street, Boston, MA. 02118
Summary of Case: Appellants sought relief from 780 CMR 34.00, 801.3 (#4), with respect to an existing building.

Jake Nunnemacher made a **MOTION** that was **SECONDED** by Steven Frederickson, to **GRANT** a variance to **780 CMR 34.00, 801.3 #4**.

- Case Number:** 21-0108
Appellant: David Macartney (Owner-Sullivan & Associates Architects)
Property Address: 14 Kennebec Avenue, Oak Bluffs, MA. 02557
Summary of Case: Appellants sought relief from 780 CMR 1006.2.1, Table 1006.2.1, with respect to new construction.

Kristen McDonough made a **MOTION** that was **SECONDED** by Steven Frederickson, to **GRANT** variances from **780 CMR 1006.2.1** and **Table 1006.2.1** to allow the proposed travel distances that will be greater than allowed in Use Group R-1, on conditions that the stairway enclosure that serves the four dwelling units is increased to a two-hour fire-rating (including 1.5-hour fire-rating for the doors between each unit and the stairway enclosure); the roof deck is constructed of non-combustible or fire-retardant-treated material; and the roof deck is used only by the property owner or overnight guests.



3. **Case Number:** 21-0109
Appellant: James Soffan (Owner-Cashmere LLC)
Property Address: 20 Alvarado Avenue (Units A, B, C, D) Worcester, MA. 01604
Summary of Case: Appellants sought relief from 780 CMR 51.00, R309.1, with respect to new construction.

Steven Frederickson made a **MOTION** that was **SECONDED** by Richard Crowley, to **OVERTURN** ISD's conclusion that these garage floors did not comply with **780 CMR 51.00, R309.1**. The Motion was approved by a TWO to ONE vote, Jake Nunnemacher was **OPPOSED**.

4. **Case Number:** 21-0110
Appellant: Peter Vickery, Esq. (Owner-Gayle D & Barry S. Joseph)
Property Address: 22 Trowbridge Road, Worcester, MA. 01609
Summary of Case: Appellants sought relief from 780 CMR, IBC Section 111.1 & IRC Section 110, with respect to an existing building.

Steven Frederickson made a **MOTION** that was **SECONDED** by Richard Crowley, to **OVERTURN** ISD's determination that the Joseph's must obtain a new Certificate of Occupancy. The Motion was approved by a TWO to ONE vote, Jake Nunnemacher was **OPPOSED**.

The meeting adjourned at 2:00 p.m.