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Minutes

BRS Building Code Appeals Board (BCAB)
Meeting Location: Virtual Microsoft Teams-Meeting
June 2, 2022

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

Board Members Present:

John Couture
Steven Frederickson, Chairman
Jacob Nunnemacher

Guests Present:

See sign-in sheet for each case:

- Case Number:** 21-0112
Appellant: Patricia Fisher (Owner-Brian Freedman)
Property Address: 141 Taylor Avenue, Plymouth, MA. 02360
Summary of Case: Appellants sought relief from 780 CMR 51.00 & R311.1, with respect to an existing building.

John Couture made a **MOTION** that was **SECONDED** by Jake Nunnemacher, to **GRANT** a variance from **780 CMR 51.00, R311.1** to allow the building to have one means of egress on conditions that: (1) the building must be equipped with an NFPA 13D automatic fire sprinkler system; (2) at least one emergency escape and rescue window per the Code be installed at the loft area; (3) an alarm device with a flow switch that signals an alarm upon water activation must be installed; and (4) the new building would be consistent with the 2021 International Residential Code, Appendix Q for Tiny Homes. The motion was approved by unanimous vote.

- Case Number:** 21-0061
Appellant: Nicholas J. Hemond (Owner-Route 6A LLC)
Property Address: 604 State Road, Route 6A, Sandwich, MA. 02537
Summary of Case: Appellants sought relief from 780 Section 105.2, with respect to an existing building.



John Couture made a **MOTION** that was **SECONDED** by Jake Nunnemacher, to **AFFIRM** the Building Commissioner's April 16, 2021 Cease and Desist Order. The Motion was approved by unanimous vote.

3. **Case Number:** 22-0037
Appellant: Michael Bowman
Property Address: 19 Shrewsbury Street, North Grafton, MA. 01536
Summary of Case: Appellants sought relief from 780 CMR 51.00, R403.3, with respect to new construction.

John Couture made a **MOTION** that was **SECONDED** by Steve Frederickson, to **AFFIRM** the Inspector of Buildings' determination about **780 CMR 51.00, R403.3** set forth in his March 7, 2022, letter to Bowman. The Motion was approved by a two-to-one vote, Jake Nunnemacher was opposed.

4. **Case Number:** 22-0040
Appellant: George F. Sennott, Jr. (Owner-81 Prince St. Condo Association)
Property Address: 81 Prince Street, Boston, MA. 02113
Summary of Case: Appellants sought relief from 780 CMR 1006.3, with respect to an existing building.

Jake Nunnemacher made a **MOTION** that was **SECONDED** by John Couture, to **DENY** issuing a variance to **780 CMR 1006.3**. The Motion was approved by unanimous vote.

5. **Case Number:** 22-0041
Appellant: William H. Ohrenberger, Esq. (Owner-Gerald & M. Schindler)
Property Address: 15 Tenth Avenue, Scituate, MA. 02066
Summary of Case: Appellants sought relief from 780 CMR R322.2.1.3, with respect to an existing building.

Jake Nunnemacher made a **MOTION** that was **SECONDED** by John Couture, to **GRANT** a variance from **R322.2.1.3**. The Motion was approved by unanimous vote.

The meeting adjourned at 1:30 p.m.