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Minutes

BBRS Building Code Appeals Board (BCAB)
Meeting Location: Virtual Go-To-Meeting
January 7, 2021

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

Board Members Present:

Kerry Dietz
Steven Frederickson, Chairman
Jake Nunnemacher (Kristen McDonough)

Guests Present:

See sign-in sheet for each case:

- Case Number:** 20-0120
Appellant: Bradley Egan (Owner-Jeffrey Pratt)
Property Address: 97 Newton Road, Acton, MA. 01720
Summary of Case: Appellants sought relief from 780 CMR 51.00, R305.1, Exception 3, with respect to an existing building.

Kerry Dietz made a **MOTION** that was **SECONDED** by Steven Frederickson, to **GRANT** a variance to **780 CMR 51.00, R305.1, Exception 3** on condition that: the soffit and its underside be painted a contrasting color (to help provide visual clues) ("Motion"). The Motion was approved by a two-to-one vote Jake Nunnemacher was opposed.

- Case Number:** 20-0121
Appellant: Jennifer Sapochetti (Owner-Jason Loeb)
Property Address: 177 Tremont Street, Boston, MA. 02111
Summary of Case: Appellants sought relief from 780 CMR 1016.2, 34.00, 805.3.1.2, with respect to an existing building.

Kerry Dietz made a **MOTION** that was **SECONDED** by Steven Frederickson, to **GRANT** a variance to **780 CMR 1016.2**, to allow egress through intervening spaces on conditions that: (1) no locking mechanisms will be allowed on doors; (2) no smoke-like producing device and nothing to hinder egress such as handcuffs on participants will be allowed ("Motion One"). Motion one was approved by a two-to-one vote as (Jake Nunnemacher) was opposed.



Kerry Dietz made a **MOTION** that was **SECONDED** by Steven Frederickson to **GRANT** a variance to **780 CMR 34.00, 805.3.1.2** to accept the second means of egress to the existing fire escape in accordance with **780 CMR** on conditions that: (1) the window on the 5th floor leading to the fire escape is converted to a side-swinging door; (2) manual pull stations are installed at the second means of egress at the second floor and the fifth floor exits to the fire escape (“Motion Two”). Motion Two was approved by unanimous vote.

3. **Case Number:** 20-0124
Appellant: James E. Quill (Owner-Goddard School)
Property Address: 287 Grove Street, Worcester, MA. 01605
Summary of Case: Appellants sought relief from 780 CMR 907.2.3, with respect to an existing building.

Kerry Dietz made a **MOTION** that was **SECONDED** by Kristen McDonough, to **DENY** a variance to **780 CMR 907.2.3**.

4. **Case Number:** 20-0126
Appellant: Douglas Anderson (Owner-Marlborough Home, LLC.)
Property Address: 321-323 Marlborough Street, Boston, MA. 02116
Summary of Case: Appellants sought relief from 780 CMR 705.8, with respect to an existing building.

Jake Nunnemacher made a **MOTION** that was **SECONDED** by Kerry Dietz, to **GRANT** a variance to **780 CMR 705.8**, on conditions that a water curtain, as described by the evidence, is provided for the subject window openings.

5. **Case Number:** 20-0127
Appellant: Beth Worell (Owner-Sarah Walsh & Gerard Mulligan)
Property Address: 49 Bronx Road, West Roxbury, MA. 02132
Summary of Case: Appellants sought relief from 780 CMR 51.00 & R311.7.2, with respect to an existing building.

Kerry Dietz made a **MOTION** that was **SECONDED** by Jake Nunnemacher, to **OVERTURN** ISD’s conclusion that a variance to **780 CMR 51.00, R311.7.2** would be needed.

The meeting adjourned at 2:00 p.m.