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Minutes

BRS Building Code Appeals Board (BCAB)
Meeting Location: Virtual Microsoft Teams-Meeting
January 24, 2023

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

Board Members Present:

David Riquinha
John Couture, Chairman
Kent Vinson

Guests Present:

See sign-in sheet for each case:

1. **Case Number:** 22-0111
Appellant: David Lamattina (Owner-Arrowpoint Union-Grove, LLC)
Property Address: 1 Manor Drive, Groveland, MA. 01834
Summary of Case: Appellants sought relief from 780 CMR 34.00, 101.4.2, with respect to an existing building.

David Riquinha made a **MOTION** that was **SECONDED** by Kent Vinson, to **AFFIRM** the Building Commissioner's interpretation and application of "as deemed necessary"...for the general safety and welfare of the occupants and the public" authorized by **780 CMR 34.00, 101.4.2** to the property, which is further supported by what **780 CMR 102.6.4** authorizes. The Motion was approved by unanimous vote.

2. **Case Number:** 22-0116
Appellant: Luke Baril (Owner-Grafton Water District)
Property Address: 10 Pidgeon Hill Drive, Grafton, MA. 01519
Summary of Case: Appellants sought relief from 780 CMR 110.R3.2.1, with respect to new construction.

David Riquinha made a **MOTION** that was **SECONDED** by Kent Vinson, to **AFFIRM** the Building Commissioner's interpretation that the building as proposed is a Manufactured Building as defined by **780 CMR 110.R3.2.1**. The Motion was approved by unanimous vote.



3. **Case Number:** 22-0117
Appellant: Todd Fiorentino
Property Address: 263 North Street, Williamstown, MA. 01267
Summary of Case: Appellants sought relief from 780 CMR 51.00, R308.1, and MGL Chapter 143 Section 3U, with respect to a new, glazed, shower enclosure in an existing building.

Kent Vinson made a **MOTION** that was **SECONDED** by David Riquinha, to **AFFIRM** the Building Commissioner's determination that **MGL Chapter 143, Section 3U** requires permanent labeling of the glazing. The Motion was approved by unanimous vote.

4. **Case Number:** 22-0118
Appellant: Mariah Seiboldt (Owner-The Preservation of Affordable Hsg.)
Property Address: 34 North Street, Somerville, MA. 02144
Summary of Case: Appellants sought relief from 780 CMR 703.3 and 780 CMR 715.3, with respect to new construction.

Kent Vinson made a **MOTION** that was **SECONDED** by David Riquinha, to **GRANT** variances from **780 CMR 703.3, Exception 3**, to allow for the modified 1-and-2-hour fire rating as requests and from **715.3** to allow the additional fire-stopping as requested, noting that the City's ISD and Fire Department do not oppose the BCAB's allowing the requested relief. The Motion was approved by unanimous vote.

The meeting adjourned at 2:00 p.m.