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Minutes

**BRS Building Code Appeals Board (BCAB)**  
**Meeting Location: Virtual Microsoft Teams-Meeting**  
**February 21, 2023**

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

**Board Members Present:**

David Riquinha  
Michael McDowell, Chairman  
Kent Vinson

**Guests Present:**

See sign-in sheet for each case:

1. **Case Number:** 23-0007  
**Appellant:** Nick Kozlowski (Owner-The McLellan Hwy. Dev. Co., LLC)  
**Property Address:** 100 Salt Street, Revere, MA. 02151  
**Summary of Case:** Appellants sought relief from 780 CMR 706.1.1 and 415.6.1.2, with respect to new construction.

David Riquinha made a **MOTION** that was **SECONDED** by Kent Vinson, to **GRANT** variances from **780 CMR 706.1.1** and **415.6.1.2** on condition that Appellant will, as represented, install the proposed fire-rated joints for seams in openings in the party wall. The Motion was approved by unanimous vote.

2. **Case Number:** 23-0008  
**Appellant:** Jesse R & Kyra L. Patterson  
**Property Address:** 4 Tibbetts Avenue, Danvers, MA. 01923  
**Summary of Case:** Appellants sought relief from 780 CMR 51.00, R311.7.2, with respect to an existing building.

David Riquinha made a **MOTION** that was **SECONDED** by Kent Vinson, to **GRANT** a variance from **780 CMR 51.00, R311.7.2**. The Motion was approved by unanimous vote.



3. **Case Number:** 23-0009  
**Appellant:** Daniel Robbins (Owner-Town of Chatham)  
**Property Address:** 90 Bridge Street, Chatham, MA. 02633  
**Summary of Case:** Appellants sought relief from 780 CMR 1612.4, with respect to new construction.

David Riquinha made a **MOTION** that was **SECONDED** by Kent Vinson, to **GRANT** a variance from **780 CMR 1612.4** on condition that: construction of the buildings must be flood resistive as represented by the evidence, and pump equipment must be removable in event flood hazard conditions for this Flood Zone occur. The Motion was approved by unanimous vote.

4. **Case Number:** 23-0013  
**Appellant:** Wendy Riggs-Smith (Owner-Massport)  
**Property Address:** 212 Northern Avenue, Boston, MA. 02210  
**Summary of Case:** Appellants sought relief from 780 CMR (2018 IECC) C402.1.3, with respect to reconstruction of four roof systems.

Kent Vinson made a **MOTION** that was **SECONDED** by David Riquinha, to **GRANT** a variance from **780 CMR (2018 IECC) C402.1.3** to allow installation of R-17 insulation instead of R-30 insulation. The Motion was approved by unanimous vote.

5. **Case Number:** 23-0014  
**Appellant:** Christopher N. Grey (Owner-Harvard Kennedy School)  
**Property Address:** 79 John F. Kennedy Street, Cambridge, MA. 02138  
**Summary of Case:** Appellants sought relief from 780 CMR, 2018 IECC, C402.1.3, with respect to an existing building.

David Riquinha made a **MOTION** that was **SECONDED** by Kent Vinson, to **GRANT** a variance from **780 CMR 2018 IECC, C402.1.3**. The Motion was approved by unanimous vote.

The meeting adjourned at 2:00 p.m.