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Minutes

BRS Building Code Appeals Board (BCAB)
Meeting Location: Virtual Microsoft Teams-Meeting
March 22, 2022

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

Board Members Present:

Steven Frederickson
Kerry Dietz, Chairman
Jennifer Hoyt

Guests Present:

See sign-in sheet for each case:

- Case Number:** 22-0011
Appellant: Alan Pepin, PE. (Owner-Town of Sandwich)
Property Address: 103 Wood Avenue, Sandwich, MA. 02563
Summary of Case: Appellants sought relief from 780 CMR 104.10 and 1015.4, with respect to an existing building.

Steven Frederickson made a **MOTION** that was **SECONDED** by Jennifer Hoyt, to **GRANT** variances from **780 CMR 104.10** and **1015.4** to allow 6-inch openings where, otherwise, the Code would require 4-inch openings for the proposed new Boardwalk. The motion was approved by unanimous vote.

- Case Number:** 22-0012
Appellant: Howard Goldman (Owner-Egmar Realty Trust)
Property Address: 326-328 Summer Street, East Boston, MA. 02128
Summary of Case: Appellants sought interpretations of IMC Section 804.3.3 of 780 CMR and section 705.4 of 780 CMR, with respect to an existing building.

Jennifer Hoyt made a **MOTION** that was **SECONDED** by Steven Frederickson to **ISSUE** the following interpretations: **IMC Section 804.3.3** of **780 CMR** and **Section 705.4** of **780 CMR** as specified in the Violation Notices do **not** apply to the evidence, and the Code section that applies to the building wall openings and fire separation in evidence is **780 CMR 705.8**. The motion was approved by unanimous vote.

- Case Number:** 22-0013



Appellant: Matthew Johann (Owner-MIT 730, 750 Main St. Leasehold LLC)
Property Address: 730 & 750 Main Street, Cambridge, MA. 02139
Summary of Case: Appellants sought relief from 780 CMR 1010.1.9.11 and 403.5.3, with respect to an existing building.

Jennifer Hoyt made a **MOTION** that was **SECONDED** by Steven Frederickson, to **GRANT** variances from **780 CMR 1010.1.9.11** and **403.5.3** to allow the doors to be locked but to unlock on activation of signal to the fire alarm panel, with the condition that the ability to control the stair-door-unlocking by the fire department is located at the fire alarm annunciator panels as approved by the City's Fire Department. The motion was approved by unanimous vote.

4. **Case Number:** 22-0014
Appellant: Jeffrey Perras (Owner- Town of Stoneham)
Property Address: 149 Franklin Street, Stoneham, MA. 02180
Summary of Case: Appellants sought relief from 780 CMR 703.4 and 712.1.9, with respect to new construction.

Jennifer Hoyt made a **MOTION** that was **SECONDED** by Steven Frederickson, to **GRANT** variances from **780 CMR 703.4** and **712.1.9**. The motion was approved by unanimous vote.

5. **Case Number:** 22-0015
Appellant: Matthew Cogswell (Owner- RLS Complete)
Property Address: 90 Charlton Road, Sturbridge, MA. 01566
Summary of Case: Appellants sought relief from 780 CMR 901.2, Exception 2, with respect to new construction.

Jennifer Hoyt made a **MOTION** that was **SECONDED** by Steven Frederickson, to **GRANT** a variance from **780 CMR 901.2, Exception 2** for the performance-based design. The motion was approved by unanimous vote.

The meeting adjourned at 2:30 p.m.