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Minutes

BBS Building Code Appeals Board (BCAB)
Meeting Location: Virtual Microsoft Teams-Meeting
April 1, 2021

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

Board Members Present:

Michael McDowell
Steven Frederickson, Chairman
Kristen McDonough

Guests Present:

See sign-in sheet for each case:

- Case Number:** 20-0033
Appellant: Jerry Wilson (Owner-William Doyle & Sean Hope)
Property Address: 804 East Third Street, South Boston, MA. 02127
Summary of Case: Appellants sought relief from 780 CMR 9th Edition Section 706.1.1, with respect to an existing building.

Michael McDowell made a **MOTION** that was **SECONDED** by Steven Frederickson, to **GRANT** a variance to **780 CMR 706.1.1**, to accept the modification as described by the evidence so the two properties may share the same egress system. It was a TWO to ONE vote. Kristen McDonough was **OPPOSED**.

- Case Number:** 21-0008
Appellant: Tristam Metcalfe (Owner-Navavaporn Zivasatianrach)
Property Address: 22 Elm Court, Great Barrington, MA. 01230
Summary of Case: Appellants sought relief from 780 CMR 34.00, 104.11, 506, 506.2, 1002.2, 1002 through 1012, with respect to an existing building.

Michael McDowell made a **MOTION** that was **SECONDED** by Kristen McDonough, to **DENY** granting variances to **780 CMR 34.00, 104.11, 506, 506.2, 1002.2, & 1002 through 1012** to deny the proposed heat detection as a compliance alternative to the requirements for an automatic sprinkler system mandated by 780 CMR. The BCAB, as well, did not agree with the Appellant's proposed interpretation.



3. **Case Number:** 21-0018
Appellant: Zeke Brown (Owner-138 Orchard Street LLC)
Property Address: 138 Orchard Street, Somerville, MA. 02145
Summary of Case: Appellants sought relief from 780 CMR 101.2, 51.00, with respect to an existing building.

Steven Frederickson made a **MOTION** that was **SECONDED** by Michael McDowell, to agree with the Appellant's interpretation and allow the Project to be constructed in accordance with the Base Code based on **780 CMR 101.2**, or in accordance with **780 CMR 51.00**, at Appellant's discretion.

4. **Case Number:** 21-0022
Appellant: Mark Bandzak (Owner-DCAMM)
Property Address: 2240 Iyannough Road, West Barnstable, MA. 02668
Summary of Case: Appellants sought relief from 780 CMR Table 1604.11, ASCE 7-10 (9th Edition of 780 CMR) 780 CMR 1604.5, with respect to new construction.

Mike McDowell made a **MOTION** that was **SECONDED** by Kristen McDonough, to **GRANT** a variance to **780 CMR Table 1604.11, ASCE 7-10 (9th Edition of 780 CMR)** to allow application of the **2021 IBC** and **ASCE 7-16** to allow using a wind speed of 138 mph for the building. ("Motion One"). Steven Frederickson made a **MOTION** that was **SECONDED** by Kristen McDonough to **DENY** granting a variance to **780 CMR 1604.5**, which would have required Appellant to ensure that the occupant load not exceed 500 people, which would have resulted in a Risk Category 2, while the building is designed for Risk Category 3 to accommodate an occupant load of 732 ("Motion Two"). Motion Two was approved by a TWO to ONE vote, Michael was **OPPOSED**.

The meeting adjourned at 2:00 p.m.