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Minutes

**BBRS Building Code Appeals Board (BCAB)**  
**Meeting Location: Virtual Microsoft Teams-Meeting**  
**June 1, 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  
Kristen McDonough

**Guests Present:**

See sign-in sheet for each case:

- Case Number:** 23-0040  
**Appellant:** Rolfe Franke-Otten (Owner-D Hanrahan & E. Wintman)  
**Property Address:** 28 Beckford Street, Salem, MA. 01970  
**Summary of Case:** Appellants sought relief from a "Failure to Act" on the enforcement of M1506.3 7, with respect to an existing building.

David Riquinha made a **MOTION** that was **SECONDED** by Kristen McDonough, to **AFFIRM** The Building Commissioner's February 16, 2023 letter (Exhibit 1-A) and **DENY** Petitioner's request. The Motion was approved by unanimous vote.

- Case Number:** 23-0041  
**Appellant:** Stephen J. Kenney (Owner-Joseph Kelly Sr., & Mary J. Kelly)  
**Property Address:** 171 Plain Street, Millis, MA. 02054  
**Summary of Case:** Appellants sought relief from Chapter 34, IBC Amendment 104.2.2.1, with respect to an existing building.

David Riquinha made a **MOTION** that was **SECONDED** by Kristen McDonough, to **AFFIRM** The Building Commissioner's determination and conclusions in his March 23, 2023, letter, and to **DENY** Appellant's request for variance and/or interpretation. The Motion was approved by unanimous vote.



3. **Case Number:** 23-0042  
**Appellant:** Kristin Hurley  
**Property Address:** 159 Moreland Street, Worcester, MA. 01609  
**Summary of Case:** Appellants sought relief from 780 CMR, IBC, and IRC Amendments to Section 105.1, with respect to an existing building.

David Riquinha made a **MOTION** that was **SECONDED** by Kristen McDonough, to **GRANT** Appellant's request to **WITHDRAW**, without prejudice. The Motion was approved by unanimous vote.

4. **Case Number:** 23-0043  
**Appellant:** Kevin Hastings (Owner-HMFH Architects)  
**Property Address:** 207 Hart Street, Taunton, MA. 02780  
**Summary of Case:** Appellants sought relief from 780 CMR Table 601 (9<sup>th</sup> Edition), with respect to new construction.

Kristen McDonough made a **MOTION** that was **SECONDED** by David Riquinha, to **GRANT** a variance from **780 CMR Table 601 (9<sup>th</sup> edition)** to allow Appellant to comply with **Table 601, Note B**, of the **2021 IBC**. The motion was approved by unanimous vote.

The meeting adjourned at 2:30 p.m.