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Minutes

**BBS Building Code Appeals Board (BCAB)**

Meeting Location: Virtual Microsoft Teams-Meeting  
July 13, 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:** 23-0051  
**Appellant:** William Wong (Owner-Beacon Capital Partners)  
**Property Address:** 135 William T. Morrissey Blvd., Dorchester, MA. 02127  
**Summary of Case:** Appellants sought relief from 780 CMR 414.2.1 and 703.4, with respect to an existing building.

David Riquinha made a **MOTION** that was **SECONDED** by Kristen McDonough, to **GRANT** Variances from **780 CMR 414.2.1** and **703.4**. The Motion was approved by unanimous vote.

- Case Number:** 23-0052  
**Appellant:** Daniel Brennan (Owner-Life Alive Organic Café)  
**Property Address:** 435-439 S. Huntington Avenue, Jamaica Plain, MA. 02130  
**Summary of Case:** Appellants sought relief from 780 CMR 51.00 & R305, with respect to an existing building.

John Couture made a **MOTION** that was **SECONDED** by David Riquinha, to **OVERTURN** the Local Inspector's Building Code Refusal because the building official cited an incorrect Code section (**780 CMR 51.00, R305**) because the citation is not applicable to the Use Group and the building is an Existing Building subject to the **Existing Building Code, Section 101.4.2**. The Motion was approved by unanimous vote.



3. **Case Number:** 23-0053  
**Appellant:** Thomas R. Reidy, Esq. (Owner-KIPA Realty, Inc.)  
**Property Address:** 13 Middle Street, Hadley, MA. 01035  
**Summary of Case:** Appellants sought an interpretation of 780 CMR, 105.3.1, with respect to an existing building.

Kristen McDonough made a **MOTION** that was **SECONDED** by David Riquinha, to **DENY** Appellant's requested interpretation of **780 CMR 105.3.1** and to **AFFIRM** the Building Commissioner's April 18, 2023, letter in which he determined that, in accordance with **780 CMR 105.3.1**, he must deny the permit application "(Exhibit 1-A)". The Motion was approved by unanimous vote.

The meeting adjourned at 1:30 p.m.