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Minutes

**BBRS Building Code Appeals Board (BCAB)**  
**Meeting Location: Virtual Microsoft Teams-Meeting**  
**January 20, 2026**

Meeting Called to order by the Chairman Michael McDowell, at 9:00 a.m. followed by Roll call:

**Board Members Present:**

Jacob Nunnemacher  
Michael McDowell, Chairman  
Ross Seavey

**Guests Present:**

See sign-in sheet for each case:

- Case Number:** 25-0159  
**Appellant:** Jeffrey Pravda  
**Property Address:** 177 Charles Neck Way, W. Tisbury, MA. 02575  
**Summary of Case:** Appellant is seeking relief from 780 CMR R311.2, with respect to an existing building.

Ross Seavey made a **MOTION**, that was **SECONDED** by Michael McDowell, to **APPROVE** the variance request to **780 CMR R311.2**, conditioned on the locks on the two doors accessing the exit must be removed. The Motion was approved by a 2-1 vote, Jake Nunnemacher was opposed.

- Case Number:** 25-0114  
**Appellant:** Casey Decker  
**Property Address:** 356 East Chop Drive, Oak Bluffs, MA. 02557  
**Summary of Case:** Appellant sought relief from 780 CMR 51.00 Section R322, R322.3, with respect to new construction.

Ross Seavey made a **MOTION**, that was **SECONDED** by Michael McDowell, to **GRANT** a variance to **780 CMR 51.00 section R322.3.2**. The Motion was approved by a 2-1 vote, Jake Nunnemacher was opposed.



3. **Case Number:** 25-0139  
**Appellant:** Mark Sangiolo  
**Property Address:** 738 Willow Street, Yarmouth, MA. 02664  
**Summary of Case:** Appellant sought relief from MSBC 9th Edition Section R311.1, with respect to an existing building.

Ross Seavey made a **MOTION**, that was **SECONDED** by Michael McDowell, to **UPHOLD** the Building Inspector's interpretation of **780 CMR R311.1**. The Motion was approved by unanimous vote.

4. **Case Number:** 25-0160  
**Appellant:** Mohamad Habboub (Owner-Boston Design Const.)  
**Property Address:** 190 High Street, Boston, MA. 02110  
**Summary of Case:** Appellant sought relief from, 780 CMR 10th Edition Section 1006.3.4, with respect to an existing building.

Ross Seavey made a **MOTION**, that was seconded by Jake Nunnemacher, to render an **INTERPRETATION** and to **OVERTURN** the Building Official's interpretation of **780 CMR 1006.3.4**. The single egress stairway from the roof to the top complies with this section. The Motion was passed by unanimous vote.

The meeting adjourned at 2:05 p.m.