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Minutes

BRRS Building Code Appeals Board (BCAB)
Meeting Location: Virtual Microsoft Teams-Meeting
October 5, 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:** 23-0041
Appellant: Stephen J. Kenney (Owner-Joseph & 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 take the case **UNDER ADVISEMENT**. The Motion was approved by unanimous vote.

- Case Number:** 23-0081
Appellant: Adam Brodsky (Owner-The Moran Foster Ave. R.E. Trust)
Property Address: 128 Foster Avenue, Marshfield, MA. 02050
Summary of Case: Appellants sought relief from 780 CMR 51.00, R105.3, R107.1.1, R109.3, AJ501.3, AJ601, with respect to an existing building.

David Riquinha made a **MOTION** that was **SECONDED** by Kristen McDonough, to **OVERTURN** the Building Commissioner's interpretation of the application of requirements of the Stretch Energy Code, based on the evidence about this existing single family dwelling and the work proposed (so far) **780 CMR 51.00, R105.3, R107.1.1, R109.3, AJ501.3, AJ601**. The Motion was approved by unanimous vote.

- Case Number:** 23-0082



Appellant: Janna Serafim (Owner-Marcus Partners, LLC)
Property Address: 23 Fid Kennedy Avenue, Boston, MA. 02122
Summary of Case: Appellants sought relief from 780 CMR 705 & 602, with respect to new construction.

David Riquinha made a **MOTION** that was **SECONDED** by Kristen McDonough, to **GRANT** Appellant's requested variances from **780 CMR 705 & 602**. The Motion was approved by unanimous vote.

4. **Case Number:** 23-0083
Appellant: Robert Goulet (Owner-Bob Weitzman)
Property Address: 264 North Pleasant Street, Amherst, MA. 01002
Summary of Case: Appellants sought relief from 780 CMR 1208.2 and 1003.2, with respect to an existing building.

David Riquinha made a **MOTION** that was **SECONDED** by Kristen McDonough, to **GRANT** requested variances from **780 CMR 1208.2 and 1003.2**. The Motion was approved by unanimous vote.

5. **Case Number:** 23-0084
Appellant: Douglas Anderson (Owner-Patricia McSherry)
Property Address: 3 Brigham Street, East Boston, MA. 02128
Summary of Case: Appellants sought relief from 780 CMR 9th Edition. Chapter 1 Section 114.1, with respect to an existing building.

David Riquinha made a **MOTION** that was **SECONDED** by Kristen McDonough, to **UPHOLD** ISD's determination about **780 CMR 114.1** in the August 9, 2023, Building Code Refusal. In addition, the BCAB, upon review of the Motion in deliberation pursuant to the BCAB Adjudicatory function, now **DENIES** the motion. The Motion was approved by unanimous vote.

The meeting adjourned at 2:00 p.m.