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Minutes

BBS Building Code Appeals Board (BCAB)
Meeting Location: Virtual Microsoft Teams-Meeting
October 22, 2024

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

Board Members Present:

Jacob Nunnemacher
John Couture, Chairman
Jeffrey Clemons

Guests Present:

See sign-in sheet for each case:

- Case Number:** 24-0086
Appellant: Richard Briansky, Esq. (Owner-Ken Marshall)
Property Address: 7 Willow Street, Boston, MA. 02108
Summary of Case: Appellants sought relief from 780 CMR 105.1, 908.1, with respect to an existing building.

Jeffrey Clemons made a **MOTION** that was **SECONDED** by John Couture, to **OVERTURN** the violation letter of **780 CMR 908.1, 4th Edition**). The Motion was approved by a 2-1 vote, Jacob Nunnemacher was opposed.

- Case Number:** 24-0096
Appellant: Kevin Hastings (Owner-Mass. Maritime Academy)
Property Address: 101 Academy Drive, Bourne, MA. 02532
Summary of Case: Appellants sought relief from 780 CMR 9th Edition Table 1604.11, with respect to new construction.

Jeffrey Clemons made a **MOTION** that was **SECONDED** by John Couture, to **GRANT** a variance to **780 CMR 9th Edition Table 1604.11** to allow the use of the basic wind speed from the 10th Edition of the code. It is also granted because the State Building Inspector is not opposed. The motion was approved by a 2-1 vote, Jacob Nunnemacher was opposed



3. **Case Number:** 24-0099
Appellant: Janna Serafim (Owner-Brickbottom IQ DZB LP)
Property Address: 100 Chestnut Street, Somerville, MA. 02143
Summary of Case: Appellants sought relief from 780 CMR Table 1006.3.2(2), with respect to new construction.

Jacob Nunnemacher made a **MOTION** that was **SECONDED** by Jeffrey Clemons, to **DENY** the request to **780 CMR Table 1006.3.2(2)**. The Motion was approved by unanimous vote.

4. **Case Number:** 24-0100
Appellant: Paul Moan (Owner-ChemGenes Corporation)
Property Address: 900 Middlesex Turnpike, Billerica, MA, 01821
Summary of Case: Appellants sought relief from 780 CMR Section 414.2.1, 780 CMR MGL 703.4, 2013 NFPA 13: 7.8, with respect to an existing building.

Jacob Nunnemacher made a **MOTION** that was **SECONDED** by Jeffrey Clemons, to **GRANT** A variance to **780 CMR 703.4** conditioned on that there is an increase in areas around window sprinkler density by one level as was testified by the appellant. It is also noted that the Building Inspector is not opposed. The Motion was approved by unanimous vote.

5. **Case Number:** 24-0103
Appellant: Kathleen Kessler (Owner-Ronald Brennan)
Property Address: 15 Iowa Street, Marshfield, MA. 02050
Summary of Case: Appellants sought relief from 780 CMR R105.3.1.1, Section R109.3, with respect to new construction.

Jacob Nunnemacher made a **MOTION** that was **SECONDED** by Jeffrey Clemons, to **GRANT** a Variance to **780 CMR R105.3.1.1** & **780 CMR R109.3** provided that flood openings that are acceptable to the Building Official be installed in the basement. The Motion was approved by unanimous vote.

The meeting adjourned at 2:00 p.m.