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**Minutes**

**BBS Building Code Appeals Board (BCAB)**  
**Meeting Location: Virtual Microsoft Teams-Meeting**  
**November 7, 2024**

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

**Board Members Present:**

Jacob Nunnemacher  
Michael McDowell, Chairman  
David Riquinha

**Guests Present:**

See sign-in sheet for each case:

- Case Number:** 24-0102  
**Appellant:** Gendry & Lydia Rodriguez  
**Property Address:** 403 Pleasant Street, Holyoke, MA. 01040  
**Summary of Case:** Appellants sought relief from MSBC Table 110.7, with respect to an existing building.

Jacob Nunnemacher made a **MOTION** that was **SECONDED** by David Riquinha, to **UPHOLD** the Building Official's determination contingent on that per testimony by the Building Commissioner that they will do a 110 Inspection within the next 2 weeks from today (11-07-24). The Commissioner has offered a one year extension on the letter but if there are significant issues that arise from the inspection the Board does not want the one year extension on fixing these issues. The Motion was approved by unanimous vote.

- Case Number:** 24-0105  
**Appellant:** Vasilios Lampes (Owner-Trane, U.S., Inc.)  
**Property Address:** 22 Providence Road, Grafton, MA. 01519  
**Summary of Case:** Appellants sought relief from 780 CMR 9<sup>th</sup> Edition Section F907.3.1 & 2015 IBC, with respect to an existing building.

Jacob Nunnemacher made a **MOTION** that was **SECONDED** by David Riquinha, to **GRANT** a variance to **780 CMR 907.3.1**, noting that the Building Inspector is not opposed. (Motion #1). The Motion was approved by unanimous vote. David Riquinha made a **MOTION** that was



**SECONDED** by Michael McDowell to classify the work being performed as an alteration in regards to **2021 IECC, 225 CMR 23 Section C502**. It was noted that the Building Official is not opposed. (Motion #2). The Motion was approved by a 2-1 Vote, Jacob Nunnemacher was opposed.

3. **Case Number:** 24-0106  
**Appellant:** Vasilios Lampes (Owner-Trane, U.S., Inc.)  
**Property Address:** 22 Providence Road, Grafton, MA. 01519  
**Summary of Case:** Appellants sought relief from 2021 IECC, 225 CMR 23, Section C502, with respect to an existing building.

Jacob Nunnemacher made a **MOTION** that was **SECONDED** by David Riquinha, to **GRANT** a variance to **780 CMR 907.3.1**, noting that the Building Inspector is not opposed. (Motion #1). The Motion was approved by unanimous vote. David Riquinha made a **MOTION** that was **SECONDED** by Michael McDowell to classify the work being performed as an alteration in regards to **2021 IECC, 225 CMR 23 Section C502**. It was noted that the Building Official is not opposed. (Motion #2). The Motion was approved by a 2-1 Vote, Jacob Nunnemacher was opposed.

4. **Case Number:** 24-0107  
**Appellant:** Kimberly Lane  
**Property Address:** 11 Adams Street, Marshfield, MA. 02050  
**Summary of Case:** Appellants sought relief from 780 CMR R302.1 & Table R302.1(1), with respect to an existing building.

Jacob Nunnemacher made a **MOTION** that was **SECONDED** by David Riquinha, to **GRANT** A variance to **780 CMR R302.1** and **Table R302.1(1)** based on testimony from the appellant that she is providing hard wired smoke detectors throughout the building that will be acceptable to the Building Inspector. The Motion was approved by unanimous vote.

The meeting adjourned at 2:00 p.m.