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Minutes

BBRS Building Code Appeals Board (BCAB)
Meeting Location: Virtual Go-To-Meeting
November 17, 2020

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

Board Members Present:

Steven Frederickson
Richard Crowley, Chairman
Kristen McDonough

Guests Present:

See sign-in sheet for each case:

- Case Number:** 20-0106
Appellant: Andrew Brassard
Property Address: 53 Rutland Square, Boston, MA. 02118
Summary of Case: Appellants sought relief from 780 CMR 1011.12.2, with respect to an existing building.

Steven Frederickson made a **MOTION** that was **SECONDED** by Kristen McDonough, to **GRANT** a variance to **780 CMR 1011.12.2** on conditions that: (1) the roof deck is provided with a notification system to notify occupants in event of emergency and to allow occupants to notify the interior in the event the hatch is locked, preventing them from using it from the roof; (2) smoke detection is installed in the stairway to the hatch; (3) guard rails are provided on both sides of the hatch opening.

- Case Number:** 20-0109
Appellant: John McKay (Owner- Ryan & Kara Louvar)
Property Address: 55 Kelley Drive, Braintree, MA. 02184
Summary of Case: Appellants sought relief from 780 CMR 51.00, R305.1, with respect to an existing building.

Steven Frederickson made a **MOTION** that was **SECONDED** by Kristen McDonough, to **GRANT** a variance to **780 CMR 51.00, R305.1** to allow a 6'-1" headroom in the proposed renovated bathroom in the basement.



3. **Case Number:** 20-0110
Appellant: Jay Ierardi (Owner-Isreal Reyes)
Property Address: 171-175 Broadway Street, Methuen, MA. 01844
Summary of Case: Appellants sought relief from 780 CMR 907.6.3, 780 CMR Chapter 34, 804.2.2, 801.3, 901.2, and 780 CMR 420.2, 420.3, 780 CME 1011.2, 1011.3, 1011.5.2, & 1011.11, with respect to an existing building.

Richard Crowley made a **MOTION** that was **SECONDED** by Steven Frederickson that a full fire alarm system must be installed in accordance with **780 CMR 907.6.3** and that **Exception #4** in **907.6.3** cannot be used. ("Motion One"). Kristen McDonough made a **MOTION** that was **SECONDED** by Steven Frederickson, to **DENY** granting a variance to **780 CMR Chapter 34, 804.2.2** and to affirm the Building Commissioner's determination that installation of an automatic sprinkler system is required ("Motion Two"). Steven Frederickson made a **MOTION** that was **SECONDED** by Kristen McDonough, to **DENY** the request for variances to **780 CMR Chapter 34, 801.3, 901.2, and 780 CMR 420.2, 420.3** that would eliminate horizontal and vertical separation requirements ("Motion #Three"). Steven Frederickson made a **MOTION** that was **SECONDED** by Kristen McDonough to **GRANT** variances to **780 CMR 1011.2**, regarding stairway width; to **780 CMR 1011.3**, regarding stairway head room; to **1011.5.2**, regarding stairway riser height and depth, and to **DENY** granting a variance to **1011.11** for handrails for the stairway. All four Motions were approved by unanimous votes.

4. **Case Number:** 20-0111
Appellant: Frank Perry (Owner-Commonwealth of Massachusetts/John Adams Courthouse)
Property Address: 1 Pemberton Square, Boston, MA. 02108
Summary of Case: Appellants sought relief from 780 CMR 1010.1.9.7, with respect to an existing building.

Steven Frederickson made a **MOTION** that was **SECONDED** by Kristen McDonough, to **GRANT** a variance to **780 CMR 1010.1.9.7** to allow the proposed delayed-egress locking system.

The meeting adjourned at 2:00 p.m.