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**Minutes**

**BBS Building Code Appeals Board (BCAB)**  
**Meeting Location: Virtual Microsoft Teams-Meeting**  
**November 19, 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  
John Couture

**Guests Present:**

See sign-in sheet for each case:

- Case Number:** 24-0109  
**Appellant:** Caroline Morel (Owner-Rhino Capital Advisors, LLC)  
**Property Address:** 55 Dever Drive, Taunton, MA. 02780  
**Summary of Case:** Appellants sought relief from MSBC, 780 CMR Section 507.2.1, with respect to new construction.

Jacob Nunnemacher made a **MOTION** that was **SECONDED** by John Couture, to **GRANT** a variance to **780 CMR Section 507.2.1** for the reduction from 40 feet to no less than 35 feet 7 inches as requested. This variance is also granted due to the fact that both the Building and Fire Departments are not opposed. The Motion was approved by unanimous vote.

- Case Number:** 24-0110  
**Appellant:** Trevor Rabidou (Owner-207 South Street Realty Trust)  
**Property Address:** 201 South Street, Boston, MA. 02111  
**Summary of Case:** Appellants sought relief from 780 CMR 9<sup>th</sup> Edition Section 1011.2, 1011.5.3 & 1011.6, with respect to an existing building.

John Couture made a **MOTION** that was **SECONDED** by Michael McDowell, to **GRANT** a variance to **780 CMR 9<sup>th</sup> Edition Section 1011.2, 1011.5.3 & 1011.6** conditioned on that per the appellant's testimony they are going to increase the sprinkler density by one level in all common areas. The Motion was approved by a 2-1 Vote, Jacob Nunnemacher was opposed.



3. **Case Number:** 24-0111  
**Appellant:** Trevor Rabidou (Owner-STJ Devonshire Equity Partners, LLC)  
**Property Address:** 85 Devonshire Street, Boston, MA. 02108  
**Summary of Case:** Appellants sought relief from 780 CMR 1011.5.3, 1023.4, 504.4 & 3006.2, with respect to an existing building.

Jacob Nunnemacher made a **MOTION** that was **SECONDED** by John Couture, to **ACCEPT** a variance to **1023.4** contingent on they increase the sprinkler density throughout the building except in the residential sleeping areas. This is also granted because of no opposition from both the Building and Fire Departments. (Motion #1). The Motion was approved by unanimous vote. Jacob Nunnemacher made a **MOTION** that was **SECONDED** by John Couture, to **GRANT** a variance to **780 CMR 1011.5.3** contingent on they increase the sprinkler density throughout the building except in the residential sleeping areas. This is also granted because of no opposition from both the Building and Fire Departments. (Motion #2). The Motion was approved by unanimous vote. John Couture made a **MOTION** that was **SECONDED** by Jacob Nunnemacher to **GRANT** a variance to **504.4** to increase the corridor ratings by one hour from Type 3B to Type 3A conditioned on: 1) Appellant must increase the sprinkler density in all common areas except in the residential sleeping areas and 2) Appellant puts in automatic smoke detection throughout all of the common areas. (Motion #3). The Motion was approved by unanimous vote.

4. **Case Number:** 24-0112  
**Appellant:** Anton Orlik  
**Property Address:** 212 South Quinsigamont Avenue, Shrewsbury, MA. 01545  
**Summary of Case:** Appellants sought relief from 225 CMR 22 Table R406.5, with respect to an existing building.

John Couture made a **MOTION** that was **SECONDED** by Jacob Nunnemacher, to **GRANT** A variance to **225 CMR Table R406.5** to allow appellant to not have to comply with the HERS Rating. The Motion was a 2-1 Vote, Jacob Nunnemacher was opposed.

The meeting adjourned at 3:00 p.m.