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Minutes
BBS Building Code Appeals Board (BCAB)
Meeting Location: Virtual Microsoft Teams-Meeting
December 5, 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
Sy Nguyen (John Couture-1 case)

Guests Present:

See sign-in sheet for each case:

- Case Number:** 24-0088
Appellant: Keith Holloway (Owner-Eric & Sharon DeCosta)
Property Address: 30 Rounsevell Road, Freetown, MA. 02702
Summary of Case: Appellants sought relief from MSBC, 780 CMR Section 406.1.1, 2018 IBC 406.1, 780 CMR 107.6.1, with respect to new construction.

Jacob Nunnemacher made a **MOTION** that was **SECONDED** by Michael McDowell, to **OVERTURN** the Building Official's ruling that this is being permitted as an accessory structure and he is citing this under **780 CMR 2018 IBC Section 406.1.1** which is the wrong code section. The Motion was approved by unanimous vote.

- Case Number:** 24-0108
Appellant: Thomas Chalmers (Owner-Valley CDC)
Property Address: 195 Montague Road, Amherst, MA. 01002
Summary of Case: Appellants sought relief from 225 CMR 22, Table IECC 2021, Mass Residential Code Section 404.4, with respect to new construction.

Sy Nguyen made a **MOTION** that was **SECONDED** by Jake Nunnemacher, to **GRANT** a variance to **225 CMR 22, Table IECC 2021, Mass Residential Code Section 404.4**. This is also granted because the Building Inspector has no opposition to this as well. The Motion was approved by a 2-1 Vote, Jacob Nunnemacher was opposed.



3. **Case Number:** 24-0117
Appellant: Levon Manuelyan (Owner-Florangel Melo)
Property Address: 75 Barrow Street, Dedham, MA. 02026
Summary of Case: Appellants sought relief from 780 CMR R311.7.1, R311.7.5.2.1, R311.7.6, with respect to an existing building.

Jake Nunnemacher Made a Motion to **GRANT** variances from **780 CMR Chapter 51 Sections R311.7.1, R311.7.6 7 R311.7.5.2.1** conditioned on: 1) The Building Official goes out and approves what is acceptable with the installed stairs as they provided in their documentation. 2) All spaces must be provided with a hard wired smoke alarm system downstairs with the exception of the bathroom. 3) If the kitchen is too small to have a smoke alarm then a heat alarm must be installed. The Motion was **SECONDED** by Sy Nguyen. The Motion was approved by unanimous vote.

4. **Case Number:** 24-0118
Appellant: Chuck Willette (Owner-44 Green Hollow LLC)
Property Address: 44 Green Hollow Road, Edgartown, MA. 02539
Summary of Case: Appellants sought relief from 780 CMR R311.1, with respect To new construction.

5. **Case Number:** 24-0119
Appellant: Mael Walkowiak
Property Address: 0 Philip Circle, Granby, MA. 01033
Summary of Case: Appellants sought relief from 780 CMR 9th Edition Section 51.00, with respect to new construction.

Jake Nunnemacher made a “Motion to provide an **INTERPRETATION** that this home at 0 Philips Circle is a two-family structure and will be permitted as a two-family structure in accordance with 780 CMR Chapter 51, Mass Residential Code. This is conditioned on that during application for a new permit the appellant only has to comply with the Stretch Energy Code they originally applied under and the Stretch Energy Code that was in place when their first permit was applied for in the town”. The Motion was Seconded by Sy Nguyen. The Motion was Approved by unanimous vote.

The meeting adjourned at 3:00 p.m.