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Minutes

BBS Building Code Appeals Board (BCAB)
Meeting Location: Virtual Microsoft Teams-Meeting
December 7, 2023

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

Board Members Present:

Jeffrey Clemons
Michael McDowell, Chairman
Kristen McDonough & Jacob Nunnemacher (1-case)

Guests Present:

See sign-in sheet for each case:

- Case Number:** 23-0100
Appellant: Jeremiah Sullivan
Property Address: 37 Cammett Lane, Marstons Mills, MA. 02648
Summary of Case: Appellants sought relief from 780 CMR MSBC Section R305.1, Exception #3, with respect to an existing building.

Jeffrey Clemons made a **MOTION** that was **SECONDED** by Kristen McDonough, to **GRANT** a variance to **780 CMR MSBC Section R305.1, Exception #3**, to allow the ductwork to be above the allowable 6 foot 4 inch height. The Motion was approved by unanimous vote.

- Case Number:** 23-0107
Appellant: Ronald Foster (Owner-Vineyard Hanger G LLC)
Property Address: 10 Hangar Road South, West Tisbury, MA. 02575
Summary of Case: Appellants sought relief from 780 CMR 9th Edition Section 412.4.3, 2013 NFPA 13 Section 11.2.3.1.2, 780 CMR 9th Edition Section 107.6.2, with respect to new construction.

Jacob Nunnemacher made a **MOTION** that was **SECONDED** by Jeffrey Clemons, to **GRANT** a variance to **2013 NFPA 13 Section 11.2.3.1.2** for the hose stream allowance conditioned on 1) The Appellant must install heat detection acceptable to West Tisbury Fire and Building Departments in the aircraft carrier. (Motion #1). Jeffrey Clemons made a **MOTION** that was **SECONDED** by Jacob Nunnemacher, to **DENY** a variance to **780 CMR 9th Edition Section 412.4.3**. (Motion #2). The Motion was approved by unanimous vote.



3. **Case Number:** 23-0108
Appellant: Andrew Huckins
Property Address: 172 Highland Avenue, Greenfield, MA. 01301
Summary of Case: Appellants sought relief from 780 CMR 105, 780 CMR 9th Edition Section. R101.2, with respect to an existing building.

Jeffrey Clemons made a **MOTION** that was **SECONDED** by Kristen McDonough, to **OVERTURN** the Building Officials ruling of **780 CMR 105, 780 CMR 9th Edition Section. R101.2**. The Motion was approved by unanimous vote.

4. **Case Number:** 23-0109
Appellant: Donald A. Warner
Property Address: 97 North Shore Boulevard, Sandwich, MA. 02537
Summary of Case: Appellants sought relief from 780 CMR R322.1.4, with respect to new construction.

Jeffrey Clemons made a **MOTION** that was **SECONDED** by Kristen McDonough, to **GRANT** a variance to **780 CMR R322.1.4**, conditioned on. 1) The Building Official must approve the lateral bracing being installed by the Appellant. The Motion was approved by unanimous vote.

The meeting adjourned at 2:00 p.m.