



MAURA HEALEY
GOVERNOR

KIM DRISCOLL
LIEUTENANT GOVERNOR

ERIC PALEY
SECRETARY, EXECUTIVE OFFICE
OF ECONOMIC DEVELOPMENT

Commonwealth of Massachusetts
Division of Occupational Licensure

One Federal Street, Suite 600
Boston, Massachusetts 02110-2012

LAYLA R. D'EMILIA
UNDERSECRETARY, CONSUMER
AFFAIRS AND BUSINESS
REGULATION

SARAH R. WILKINSON
COMMISSIONER, DIVISION OF
OCCUPATIONAL LICENSURE

Minutes

BBRS Building Code Appeals Board (BCAB)
Meeting Location: Virtual Microsoft Teams-Meeting
February 5, 2026

Meeting Called to order by the Chairman Michael McDowell, at 9:00 a.m. followed by Roll call:

Board Members Present:

Jacob Nunnemacher
Michael McDowell, Chairman
Jeffrey Clemons

Guests Present:

See sign-in sheet for each case:

- Case Number:** 25-0170
Appellant: Brian Denehy
Property Address: 682 East Eighth Street, #1, Boston, MA. 02127
Summary of Case: Appellant is seeking relief from 780 CMR Chapter 10 Section 1031.3, with respect to an existing building.

Jeffrey Celmons made a **MOTION**, that was seconded by Michael McDowell, to **GRANT** a variance to **780 CMR 1031.3**, to allow the second stairway to serve as an escape and rescue opening. This is conditioned on proper smoke and CO detection hardwired installed throughout the house. The Motion was approved by a 2-1 vote, Jake Nunnemacher was opposed.

- Case Number:** 25-0180
Appellant: Shawn Brisson
Property Address: 35 Mckinley Street, Westport, MA. 02790
Summary of Case: Appellant sought relief from 780 CMR 102.6, 3401.2, with respect to An existing building.

Jacob Nunnemacher made a **MOTION**, that was **SECONDED** by Michael McDowell for an **INTERPRETATION** that **780 CMR 3401.2** is **NOT** applicable as this is a 2-family home and should be under **IRC Appendix J** (Motion #1) The Motion was approved by unanimous vote.



Jake Nunnemacher made a **MOTION**, that was **SECONDED** by Jeffrey Clemons, for an **INTERPRETATION**, as requested, regarding **780 CMR 102.36**. This is an improper citation as the statute is for commercial use and not residential use. The property, McKinley, is a 2-story family home (Motion #2). was approved by unanimous vote.

3. **Case Number:** 25-0189
Appellant: Alan Pepin
Property Address: 310 Main Street, Norwell, MA. 02061
Summary of Case: Appellant sought relief from 780 CMR Section 104.10, with respect to an existing walkway.

Jeffrey Clemons made a **MOTION**, that was seconded by Jake Nunnemacher, to **DENY** the variance to **780 CMR 1015.4**, that required no more than a 4-inch opening for these boards. The Motion was approved by unanimous vote.

4. **Case Number:** 25-0190
Appellant: Ryan McCarthy
Property Address: 77 Carisbrook Road, Wellesley, MA. 02481
Summary of Case: Appellant sought relief from 2021 IECC Section R202, with respect to an existing building.

Jacob Nunnemacher made a **MOTION** that was **SECONDED** by Jeffrey Clemons, to **GRANT** a variance to **780 CMR 2021; IECC R202**, for the allowance of a gas generator, fossil fueled fire generator. This is also granted because of no opposition from the Building Inspector. The Motion was approved by unanimous vote.

The meeting adjourned at 1:35 p.m.