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Minutes

BBRS Building Code Appeals Board (BCAB)
Meeting Location: Virtual Microsoft Teams-Meeting
March 7, 2024

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

Guests Present:

See sign-in sheet for each case:

1. **Case Number:** 24-0011
- 2.

Appellant: Tristan de Barros (Owner-Town of Gosnold)
Property Address: 37 Broadway, Gosnold, MA. 02713
Summary of Case: Appellants sought relief from 780 CMR 9th Edition Section 1612.1, 1612.4 & 780 CMR Section G105.4, with respect to new construction.

Jeffrey Clemons made a **MOTION** that was **SECONDED** by Kristen McDonough, to **GRANT** a variance to **780 CMR 9th Edition Section 1612.1, 1612.4 & ASCE 24.14 Section 6.3**, to allow this structure not to be evaluated as required, conditioned on that wet flood proofing is provided. The Motion was approved by unanimous vote.

3. **Case Number:** 24-0014
Appellant: Donald Contois (Owner-Burns Realty Investments)
Property Address: 281 Franklin Street, Boston, MA. 02110
Summary of Case: Appellants sought relief from 780 CMR 9th Edition Section 504.4, & 713.4, with respect to an existing building.

Jeffrey Clemons made a **MOTION** that was **SECONDED** by Kristen McDonough, to **ALLOW** the appellants request to **WITHDRAW** without prejudice. The Motion was approved by unanimous vote.



4. **Case Number:** 24-0015
Appellant: Richard Jacobs (Owner-Northeast Energy Center)
Property Address: 304 Southbridge Road, Charlton, MA. 01507
Summary of Case: Appellants sought relief from 780 CMR Section 901.2 Exception #1, NFPA 24, 2013 Section 5.9.3.2, with respect to new construction.

Jeffrey Clemons made a **MOTION** that was **SECONDED** by Kristen McDonough, to **OVERTURN** the Building Official's determination that the two (2) hour shaft enclosure is required due to the exception provided in **780 CMR, IEBC Chapter 34, 1012.7.3** that allows for a one (1) hour shaft enclosure. (Motion #1). The Motion was approved by unanimous vote. Jeffrey Clemons made a **MOTION** that was seconded by Kristen McDonough, to **ALLOW** the appellants request to **WITHDRAW** without prejudice. (Motion #2). The Motion was approved by unanimous vote.

The meeting adjourned at 2:00 p.m.