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Minutes

BBS Building Code Appeals Board (BCAB)
Meeting Location: Virtual Microsoft Teams-Meeting
April 4, 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:

- Case Number:** 24-0018
Appellant: Anne I. Seminara
Property Address: 22 Aarons Way, West Yarmouth, MA. 02673
Summary of Case: Appellants sought relief from 225 CMR 23.00 Section C405.13, with respect to new construction.

Jeffrey Clemons made a **MOTION** that was **SECONDED** by Kristen McDonough, to **GRANT** a variance to **2021 IECC, 225 CMR 23.00 Section C405.13**, requiring the electric vehicle charging spaces. It was noted that the Building Official was not opposed. The Motion was approved by unanimous vote.

- Case Number:** 24-0022
Appellant: Matthew Soska (Owner-Zahra Siddiqui)
Property Address: 18 Appaloosa Drive, Shrewsbury, MA. 01545
Summary of Case: Appellants sought relief from 2021 IECC, 225 CMR 22.00 Section R502.1.1, with respect to new construction.

Jeffrey Clemons made a **MOTION** that was **SECONDED** by Kristen McDonough, to **GRANT** a variance to **2021 IECC, 225 CMR 22.00 Section R502.1.1**. The Motion was approved by unanimous vote.



3. **Case Number:** 24-0023
Appellant: Thomas Nealon, Esq. (Owner-Kathleen C. Marcum)
Property Address: 27 Keith Hill Road, Grafton, MA. 01519
Summary of Case: Appellants sought relief from MSBC 9th Edition, 2015 IRC Section R310.1, with respect to an existing building.

Jeffrey Clemons made a **MOTION** that was **SECONDED** by Kristen McDonough, to **OVERTURN** the Building Official's determination that **MSBC 9th Edition, 2015 IRC Section R310.1**, the requirement of Emergency Escape and Rescue is **NOT** required because no sleeping room is being added. The Motion was approved by unanimous vote.

4. **Case Number:** 24-0024
Appellant: Dorothy Pipher
Property Address: 40 Chippewa Drive, Buzzards Bay, MA. 02532
Summary of Case: Appellants sought relief from 780 CMR Section 51.00 IRC 2015 Section R406.6.2, with respect to new construction.

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

5. **Case Number:** 24-0025
Appellant: Dennis Powers, Esq. (Owner-Van Deene DHC LLC)
Property Address: 39 Van Deene Avenue, West Springfield, MA. 01089
Summary of Case: Appellants sought relief from 780 CMR Section 1008, 716.5.9 & 780 CMR 1010.1.9.12, with respect to an existing building.

Jeffrey Clemons made a **MOTION** that was **SECONDED** by Kristen McDonough, to **ACCEPT** the appellants request to **WITHDRAW** the appeal without prejudice. It was noted that both the town and the appellant agreed to work together. The Motion was approved by unanimous vote.

The meeting adjourned at 12:30 p.m.