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**Minutes**

**BBRS Building Code Appeals Board (BCAB)**

**Meeting Location: Virtual Microsoft Teams-Meeting**

**April 16, 2024**

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

**Board Members Present:**

Sy Nguyen

Jeffrey Clemons, Chairman

Kristen McDonough

**Guests Present:**

See sign-in sheet for each case:

- Case Number:** 24-0026  
**Appellant:** Elizabeth Roosa (Owner-Nancy Roosa & Alexander Moot)  
**Property Address:** 1416 Mystic Valley Parkway, Medford, MA. 02155  
**Summary of Case:** Appellants sought relief from MSBC, 780 CMR Section R311.2, with respect to new construction.

Kristen McDonough made a **MOTION** that was **SECONDED** by Sy Nguyen, to **DENY** a variance to **MSBC, 780 CMR Section R311.2**. The Motion was approved by unanimous vote.

- Case Number:** 24-0028  
**Appellant:** Hugh Manheim (Owner-Manheim Farm)  
**Property Address:** 543 Hadley Road, Sunderland, MA. 01375  
**Summary of Case:** Appellants sought relief from 780 CMR 9<sup>th</sup> Edition Section 115.0, with respect to new construction.

Sy Nguyen made a **MOTION** that was **SECONDED** by Kristen McDonough, to make an **INTERPRETATION** that the Building Officials determination of **780 CMR 9<sup>th</sup> Edition Section 115.0** in that a building permit is needed. The Motion was approved by unanimous vote.



3. **Case Number:** 24-0029  
**Appellant:** Thomas Roche (Owner-Nicholas Lulli)  
**Property Address:** 270 Exchange Street, Millis, MA. 02054  
**Summary of Case:** Appellants sought relief from 2015 IRC Section R312.1.2, with respect to an existing building.

Sy Nguyen made a **MOTION** that was **SECONDED** by Kristen McDonough, to **GRANT** a variance to **2015 IRC Section R312.1.2**. It is also noted that the Building Official is not opposed to this variance. The Motion was approved by unanimous vote.

4. **Case Number:** 24-0030  
**Appellant:** Lisandro G. Embon  
**Property Address:** 15 Evergreen Road, Sudbury, MA. 01776  
**Summary of Case:** Appellants sought relief from 2021 IECC, 225 CMR 22.00 Section R502.1.1, & Table R406.5, with respect to new construction.

Sy Nguyen made a **MOTION** that was **SECONDED** by Kristen McDonough, to **GRANT** A variance to **2021 IECC, 225 CMR 22.00 Section R502.1.1 & Table 406.5**. It is also noted that The building inspector is not opposed. The Motion was approved by unanimous vote.

5. **Case Number:** 24-0031  
**Appellant:** Brian Crowe, Jr.  
**Property Address:** 32 Lovejoy Road, Andover, MA. 01810  
**Summary of Case:** Appellants sought relief from 2021 IECC Section R502.1, with respect to an existing building.

Kristen McDonough made a **MOTION** that was **SECONDED** by Sy Nguyen, to **GRANT** A variance to **2021 IECC Section R502.1**. The Motion was approved by unanimous vote.

The meeting adjourned at 2:00 p.m.