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Minutes
BBRS Building Code Appeals Board (BCAB)
Meeting Location: Virtual Microsoft Teams-Meeting
April 22, 2025

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

Board Members Present:

Jake Nunnemacher
Michael McDowell, Chairman
Jeffrey Clemons

Guests Present:

See sign-in sheet for each case:

- Case Number:** 25-0015
Appellant: David Roberto
Property Address: 20 Linwood Street, Marshfield, MA. 02050
Summary of Case: Appellants sought relief from 780 CMR R102.8.1, R105.1, R105.3.1.1, R107.1, R109.3, R110.1, R111.1.1, 110.R5.1.2, with respect to an existing building.

Jake Nunnemacher made a **MOTION** that was **SECONDED** by Jeffrey Clemons, to **UPHOLD** the Building Officials ruling of **780 CMR R105.3.1.1** for substantial renovations and to **GRANT** relief to **780 CMR R322.2.1** contingent on: 1) appellant provides hydrostatic vents. 2) appellant must elevate the utility and existing equipment to the appropriate heights. 3) Fill crawlspace to the approval of the Building Commissioner. It is also noted that there was no opposition from the Building Department and DCR. The Motion was approved by unanimous vote.

- Case Number:** 25-0016
Appellant: Amir Madadi (Owner-Thompson Litchner)
Property Address: 480 Neponset Street, Suite 11A, Canton, MA. 02021
Summary of Case: Appellants sought relief from 780 CMR 110.R1.4, 110.R18, 780 CMR 1.00, with respect to an existing building.

Jeffrey Clemons made a **MOTION** that was **SECONDED** by Jake Nunnemacher, to **GRANT** an extension of the previously approved accreditation of CCRL as required by **780 CMR 110.R1.4**, with a six (6) month extension from today.



It is noted by the Board that this is not a state problem nor a company problem and it is a third party issue that will affect so many labs. The Motion was approved by unanimous vote.

3. **Case Number:** 25-0017
Appellant: Keith Holloway (Owner-Eric DeCosta)
Property Address: 30 Rounsevell Drive, Freetown, MA. 02717
Summary of Case: Appellants sought relief from 2021 IRC Chapter 2, Section R202, with respect to an existing building.

Jeffrey Clemons made a **MOTION** that was **SECONDED** by Michael McDowell, to **OVERTURN** the Building Officials ruling of **2021 IRC Chapter 2, Section R202** in that this does not meet the definition of an accessory building. The Motion was approved by a 2-1 vote, Jake Nunnemacher was opposed.

The meeting adjourned at 12:00 p.m.