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**Minutes**

**BBRS Building Code Appeals Board (BCAB)**  
**Meeting Location: Virtual Microsoft Teams-Meeting**  
**May 2, 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:** 24-0019  
**Appellant:** David Blouin (Owner-Western Mass. Hospital)  
**Property Address:** 91 East Mountain Road, Westfield, MA. 01085  
**Summary of Case:** Appellants sought relief from IECC C503.2, with respect to an existing building.

Jeffrey Clemons made a **MOTION** that was **SECONDED** by Kristen McDonough, to **OVERTURN** the Building Official's determination in that it is an increase in conditioned space, and the trigger of **IECC C503.2** is required. The Motion was approved by unanimous vote.

- Case Number:** 24-0021  
**Appellant:** Sisia Daglian (Owner-Eric Hoagland)  
**Property Address:** 179 Appleton Street, Cambridge, MA. 02139  
**Summary of Case:** Appellants sought relief from 780 CMR 1006.3.1 and 1011.5, with respect to an existing building.

Jeffrey Clemons made a **MOTION** that was **SECONDED** by Kristen McDonough, to **GRANT** A variance to **780 CMR 1006.3.1** and **1011.5** for the "Stair Treads and Risers". The Motion was approved by unanimous vote.



3. **Case Number:** 24-0032  
**Appellant:** Dan Fonzi (Owner-Tesla Energy Operations)  
**Property Address:** 102 Warren Street, Springfield, MA. 01089  
**Summary of Case:** Appellants sought relief from 780 CMR 9<sup>th</sup> Edition Section R903.2, with respect to an existing building.

Jeffrey Clemons made a **MOTION** that was **SECONDED** by Kristen McDonough, based on testimony that the brackets were installed properly and therefore to **OVERTURN** the Building Officials determination of **780 CMR 9<sup>th</sup> Edition Section R903.2. "Flashing"**. The Motion was approved by unanimous vote.

4. **Case Number:** 24-0033  
**Appellant:** Amanda Grinley (Owner-Rhino Capital Advisors, LLC)  
**Property Address:** 55 Dever Drive, Taunton, MA. 02780  
**Summary of Case:** Appellants sought relief from 780 CMR 506.2, with respect to new construction.

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

5. **Case Number:** 24-0034  
**Appellant:** Vanessa Sangster (Owner-CEVE Property Investors LLC)  
**Property Address:** 21 Union Street, Fitchburg, MA. 01420  
**Summary of Case:** Appellants sought relief from 225 CMR 22.00 Section R505.1, with respect to an existing building.

Jeffrey Clemons made a **MOTION** that was **SECONDED** by Kristen McDonough, to **OVERTURN** the Building Officials determination of **R401.2.2, R401.2.3, R401.2.4** as required by **225 CMR 22.00 Section R401.2**. The Motion was approved by unanimous vote.

The meeting adjourned at 2:00 p.m.