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Minutes

BBRS Building Code Appeals Board (BCAB)
Meeting Location: Virtual Microsoft Teams-Meeting
May 20, 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
Sy Nguyen

Guests Present:

See sign-in sheet for each case:

- Case Number:** 25-0033
Appellant: Jonathan Paul Labonte
Property Address: 101 Wilbraham Road, Monson, MA. 01057
Summary of Case: Appellants sought relief from IBC Chapter 9 Section 903.2, IBC Chapter 5 Section 506.2, 1012.5, with respect to an existing building.

Jake Nunnemacher made a **MOTION** that was **SECONDED** by Sy Nguyen, to render an **INTERPRETATION** of **780 CMR Chapter 34 IEBC Section 1012.5** that we the Board believes there has been a potential unpermitted change of use to the structure and that this is conditioned on the following: 1) Appellant provides documentation to the Building Official within sixty (60) days from today (July 19, 2025) of proof that no change of use to the building occurred. 2) The Board will reserve comments on **780 CMR Base Code Section 506.2** for the height and area and **780 CMR Base Code Section 903.2** as we believe these codes are being enforced by the change of use so we will withhold our vote on those two code sections until it has been determined that there has been a change in use. The Motion was approved by unanimous vote.

- Case Number:** 25-0038
Appellant: Rand Lemley (Owner-Preservation of Affordable Housing)
Property Address: 55 Bartlett Station Drive, Boston, MA. 02119
Summary of Case: Appellants sought relief from MSBC 780 CMR 9th Edition Section 1010.1.9.3 & 1028.5, Exception #2, with respect to an existing building.



Jake Nunnemacher made a **MOTION** that was **SECONDED** by Sy Nguyen, to **GRANT** a variance to **780 CMR 9th Edition Section 1010.1.9.3 & 780 CMR 1028.5, Exception #2**, provided that at least one emergency communication box must be available and accessible to all members on the roof and it must call out to everyone 24 hours a day or else provide a 24 hour a day answering service. This is also granted because the Building Department is not opposed as well. The Motion was approved by unanimous vote.

3. **Case Number:** 25-0042
Appellant: Bogdan Andresyuk
Property Address: 12 Greenwood Road, Dover, MA. 02030
Summary of Case: Appellants sought relief from 2015 IRC Section 110.R5.1.3.3, with respect to an existing building.

Jake Nunnemacher made a **MOTION** that was **SECONDED** by Sy Nguyen, to **“Take this case under Advisement”** The Motion was approved by unanimous vote

4. **Case Number:** 25-0045
Appellant: Lisa Ferreira (Owner-Quinsigamond Community College)
Property Address: 670 West Boylston Street, Worcester, MA. 01606
Summary of Case: Appellants sought relief from 780 CMR 1511.3.1.3, 780 CMR 34.00 Subsection 706.3, with respect to an existing building.

Jake Nunnemacher made a **MOTION** that was **SECONDED** by Sy Nguyen, to **GRANT** a variance to **780 CMR 1511.3.1.3 Exception #3 & 780 CMR Chapter 34, IEBC Section 706.3** for this third roof covering conditioned on: 1) Appellant provides a Structural Analysis to show that the Building can support the snow loads with the third layering of roof. 2) He must submit any other documentation to the Building Inspector to prove that there is no further damage to the roof. This is also granted because the Building Inspector is not opposed. The Motion was approved by unanimous vote

5. **Case Number:** 25-0047
Appellant: Jamie Slone
Property Address: 41 Winslow Street, Lancaster, MA. 01523
Summary of Case: Appellants sought relief from 2021 Stretch energy Code R502.1.1, Table R406.5, with respect to new construction.

Sy Nguyen made a **MOTION** that was **SECONDED** by Jake Nunnemacher, to **GRANT** a variance to **2021 Stretch Energy Code Section R502.1.1 & Table R406.5**. The Motion was a 2 to 1 vote, Jake Nunnemacher was opposed.

The meeting adjourned at 2:00 p.m.