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**Minutes**

**BBS Building Code Appeals Board (BCAB)**  
**Meeting Location: Virtual Microsoft Teams-Meeting**  
**June 17, 2025**

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

**Board Members Present:**

Jacob Nunnemacher  
John Couture, Chairman  
Jeffrey Clemons

**Guests Present:**

See sign-in sheet for each case:

- Case Number:** 25-0057  
**Appellant:** Ryan Wittig (Owner-34 Pearl St. LLC)  
**Property Address:** 34 Pearl Street, Cambridge, MA. 02139  
**Summary of Case:** Appellant sought relief from 780 CMR, MSBC Section R311.1, R311.2, R311.7.5, R311.7.5.2, with respect to an existing building.

Jacob Nunnemacher made a **MOTION** that was **SECONDED** by Jeffrey Clemons, to **DENY** the request for a variance to **780 CMR Section R311.1, R311.2, R311.7.5, R311.7.5.2**. The Motion was approved by unanimous vote.

- Case Number:** 25-0058  
**Appellant:** Jeff Perras (Owner-Broder 313 LLC)  
**Property Address:** 313 Pleasant Street, Watertown, MA. 02472  
**Summary of Case:** Appellant sought relief from 780 CMR Section 102.6.4 & 102.8, with respect to an existing building.

Jake Nunnemacher made a **MOTION** that was **SECONDED** by Jeffrey Clemons, to **GRANT** a variance to **780 CMR 102.6.4 & 102.8** for the allowance of delayed egress locks to be put onto the two doors on the 3<sup>rd</sup> and 4<sup>th</sup> floors, conditioned on: 1) periodic inspections must be made by Watertown Building and Fire Departments at their discretion but must be done at least annually. 2) Smoke detection must be installed in all areas on the 3<sup>rd</sup> & 4<sup>th</sup> floors where ambient conditions allow the installation of smoke detection. The Motion was approved by unanimous vote.



3. **Case Number:** 25-0059  
**Appellant:** Janna Serafim (Owner-Vertex Pharmaceuticals & Gensler)  
**Property Address:** 331 Northern Avenue, Boston, MA. 02210  
**Summary of Case:** Appellant sought relief from 780 CMR 9<sup>th</sup> Edition Section 414.2, 703.4, with respect to new construction.

Jeffrey Clemons made a **MOTION** that was **SECONDED** by John Couture, to **GRANT** a variance to **780 CMR 9<sup>th</sup> Edition, Section 703.4** to allow the utilization of the sprinklers on glass as proposed, conditioned on 1) smoke detection must be added as proposed. 2) Increase sprinkler density by one (1) on the non-lab side of the glass. It is also noted that neither Boston ISD nor Boston Fire attended the hearing as requested. The Motion was approved by a 2-1 vote, Jacob Nunnemacher was opposed.

4. **Case Number:** 25-0060  
**Appellant:** Michella Ngila (Owner-Shelle Realty, LLC)  
**Property Address:** 119 Forest Street, Worcester, MA. 01609  
**Summary of Case:** Appellant sought relief from 780 CMR Section 111.1 & IBC Section 110 with respect to an existing building.

Jeffrey Clemons made a **MOTION** that was **SECONDED** by Jacob Nunnemacher, to **SUPPORT** The city of Worcester's Building Department in requiring the property owner to obtain a certificate of occupancy in accordance with **780 CMR 111.1 & IBC Section 110**. It is noted that the City Fire Department did not attend but the Building Department are in support of this. The Motion was approved by unanimous vote.

5. **Case Number:** 25-0062  
**Appellant:** Micheal Welsh  
**Property Address:** 421 East Sixth Street, Boston, MA. 02127  
**Summary of Case:** Appellant sought relief from 780 CMR 9<sup>th</sup> Edition Section 1011.12.2, with respect to new construction.

Jacob Nunnemacher made a **MOTION** that was **SECONDED** by Jeffrey Clemons, to **GRANT** The appellants request to **CONTINUE** the hearing. The Motion was approved by unanimous vote.

The meeting adjourned at 2:30 p.m.