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Minutes

BBRS Building Code Appeals Board (BCAB)
Meeting Location: Virtual Microsoft Teams-Meeting
June 18, 2024

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

Board Members Present:

David Riquinha
John Couture, Chairman
Kristen McDonough

Guests Present:

See sign-in sheet for each case:

- Case Number:** 24-0020
Appellant: Raymond & Kristina Caterino
Property Address: 80 Chandler Drive, South Dennis, MA. 02660
Summary of Case: Appellants sought relief from 780 CMR 51.00, Section R111.2, with respect to an existing building.

David Riquinha made a **MOTION** that was **SECONDED** by John Couture, to **OVERTURN** The determination of the Building Official and to allow the Certificate of Occupancy under **780 CMR R111** and to **ORDER** that the Certificate of Occupancy be issued based on compliance of MSBC. The Motion was approved by unanimous vote.

- Case Number:** 24-0050
Appellant: Bryan Mann (Owner-Ben Dulieu)
Property Address: 115 Summer Street, Hingham, MA. 02043
Summary of Case: Appellants sought relief from 225 CMR 22.00, Stretch Energy Code Section R502.1.1, with respect to an existing building.

John Couture made a **MOTION** that was **SECONDED** by David Riquinha, to **GRANT** a variance to the Stretch Energy Code requirement for any portion of the existing structure and to **GRANT** the variance under **Section R502.1** and **R506**. The Motion was approved by unanimous vote.



3. **Case Number:** 24-0052
Appellant: Mark Lanza, Esq. (Owner-Turtle Lane, LLC.)
Property Address: 283 Melrose Street, Newton, MA. 02466
Summary of Case: Appellants sought relief from 780 CMR 110.3, 110.6, 107.6, 105.1, 109.4, 110 R3.8.1.2, 110 R3.8.1.1, 107.1.3 (7) 110 R3.2.1, 107.6.4, with respect to new construction.

David Riquinha made a **MOTION** that was **SECONDED** by John Couture, to **UPHOLD** The City of Newton's violation letter under **780 CMR 110.3, 110.6, 107.6, 105.1, 109.4, 110 R3.8.1.2, 110 R3.8.1.1, 107.1.3 (7) 110 R3.2.1, 107.6.4**. The Motion was approved by unanimous vote.

4. **Case Number:** 24-0053
Appellant: Brendan Johnson (Owner-Trustees of Milton Academy)
Property Address: 163 Centre Street, Milton, MA. 02186
Summary of Case: Appellants sought relief from 780 CMR 9th Edition Section 1001.1, 1001.2, 1022, 1022.1, 1023, with respect to an existing building.

Kristen McDonough made a **MOTION** that was **SECONDED** by David Riquinha, to **OVERTURN** the Building Official's ruling of from **780 CMR 9th Edition Section 1001.1, 1001.2, 1022, 1022.1 & 1023**, as this project as designed is compliant. The Motion was approved by unanimous vote.

5. **Case Number:** 24-0055
Appellant: Paul Moan (Owner-Enanta Pharmaceuticals)
Property Address: 4 Kingsbury Avenue, Watertown, MA. 02472
Summary of Case: Appellants sought relief from 780 CMR, MSBC, 9th Edition Section 414.2.1, with respect to new construction.

David Riquinha made a **MOTION** that was **SECONDED** by Kristen McDonough, to **GRANT** a variance to **780 CMR, MSBC Section 414.2.1, 414.2.4, Table 414.2.2 & 707 IBC**. The Motion was approved by unanimous vote.

The meeting adjourned at 2:00 p.m.