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Minutes

BBRS Building Code Appeals Board (BCAB)
Meeting Location: Virtual Microsoft Teams-Meeting
July 10, 2025

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

Board Members Present:

Jacob Nunnemacher (Jason Ferschke-1 case)
John Couture, Chairman
Jeffrey Clemons

Guests Present:

See sign-in sheet for each case:

- Case Number:** 25-0067
Appellant: Gregory Levasseur (Owner-Nauset Regional School District)
Property Address: 100 Cable Road, Eastham, MA. 02642
Summary of Case: Appellant is seeking relief from NFPA 13 Section 8.1.1 (7), 8.15.1.2,2, with respect to new construction.

Jeffrey Clemons made a **MOTION** that was **SECONDED** by Jason Ferschke, to **SUPPORT** the Building Official who consulted with the Fire Official in that referenced standard **NFPA 13 Section 8.1.1(7) & 8.15.1.2.2** do not apply in this case. The Motion was approved by unanimous vote.

- Case Number:** 25-0068
Appellant: Meghan E. Hall, Esq. (Owner-Fairhaven Public Schools)
Property Address: 12 Huttleston Avenue, Fairhaven, MA. 02719
Summary of Case: Appellant sought relief from CMR 248, IBC 2902 & IBC 111.1, with respect to new construction.

Jeffrey Clemons made a **MOTION** that was **SECONDED** by Michael McDowell, to **OVERTURN** the revocation of the building permit for the storage shed because it was cited incorrectly. The Motion was approved by a 2-1 Vote, Jacob Nunnemacher was opposed.



3. **Case Number:** 25-0069
Appellant: James W. Marsh, Esq. (Owner-Michael & Dawn Barre)
Property Address: 102 Atlantic Boulevard, Fall River, MA. 02724
Summary of Case: Appellant sought relief from 780 CMR Section R110.3.3, R111.2, with respect to an existing building.

Jeffrey Clemons made a **MOTION** that was **SECONDED** by Jacob Nunnemacher, to **GRANT** a variance to **780 CMR Section R110.3.3 & R111.2**. It is also noted that there is no opposition from the Building Inspector as well. The Motion was approved by unanimous vote.

4. **Case Number:** 25-0071
Appellant: David Silverstein (Owner-Bird Hill Partners, LLC)
Property Address: 12 Bird Hill Road, Wellesley, MA. 02482
Summary of Case: Appellant sought relief from 2021 IECC Section R202, with respect to new construction.

Jacob Nunnemacher made a **MOTION** that was **SECONDED** by Jeffrey Clemons, to **GRANT** a variance to **2021 IECC Section R202 (225 CMR)** for the allowance of this gas fireplace as provided in both dockets **BCAB25-0071 & BCAB25-0072** conditioned on Appellant must provide carbon monoxide detection throughout the building. The Motion was approved by unanimous vote.

5. **Case Number:** 25-0072
Appellant: David Silverstein (Owner-Bird Hill Partners, LLC)
Property Address: 14 Bird Hill Road, Wellesley, MA. 02482
Summary of Case: Appellant sought relief from 2021 IECC Section R202, with respect to new construction.

Jacob Nunnemacher made a **MOTION** that was **SECONDED** by Jeffrey Clemons, to **GRANT** a variance to **2021 IECC Section R202 (225 CMR)** for the allowance of this gas fireplace as provided in both dockets **BCAB25-0071 & BCAB25-0072** conditioned 1) Appellant must provide carbon monoxide detection throughout the building. The Motion was approved by unanimous vote.

6. **Case Number:** 25-0043
Appellant: Margaret Sheehan (Owner-Comm. Land & Water Coalition)
Property Address: 71 Hedges Pond Road, Plymouth, MA. 02360
Summary of Case: Appellant is appealing the issuance of a permit, with respect to new construction.

Jeffrey Clemons made a **MOTION** that was **SECONDED** by Jacob Nunnemacher, to **TAKE THE CASE UNDER ADVISMENT** to communicate with counsel to verify the issue of "Standing". The Motion was a 2-1 vote, Jacob Nunnemacher was opposed.

7. **Case Number:** 25-0077
Appellant: Jonathan Eisenburg (Owner-Boston College)
Property Address: 2609 Beacon Street, Brighton, MA. 02135
Summary of Case: Appellant sought relief from 780 CMR 414.2.2, 414.2.4, with respect to new construction.

Jacob Nunnemacher made a **MOTION** that was **SECONDED** by Jeffrey Clemons, to **GRANT** a variance to **780 CMR 9th Edition 414.2.2, 414.2.4** conditioned on the following:

1) Increase in Sprinkler Protection up to an extra Hazard Group I. 2) Moving the egress corridors up to 1 hour rated serving the research labs. 3) Smoke detection throughout all research labs. 4) Laboratory fuel exhaust hoods in rooms exhausts on generator power. 5) Emergency voice Communication Fire Alarm System. All five (5) items as provided in the appellant's documentation. It is also noted that the Building Official is not opposed. The Motion was approved by unanimous vote.

The meeting adjourned at 2:00 p.m.