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**Minutes**

**BBRS Building Code Appeals Board (BCAB)**  
**Meeting Location: Virtual Microsoft Teams-Meeting**  
**July 22, 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:** 25-0078  
**Appellant:** Brendan Johnson (Owner-Bunker Hill Housing Devel.)  
**Property Address:** 30 Samuel Morse Way, Charlestown, MA. 02129  
**Summary of Case:** Appellant is seeking relief from 780 CMR Chapter 10 Section 102.1, 102.4, 102.5, 101.4.5, 602.4.2.2, 602.4.2.2.2, 602.4.2.3, & 780 CMR 104.10, with respect to new construction.

John Couture made a **MOTION** that was **SECONDED** by Jeffrey Clemons, to **DENY** a variance to **780 CMR Chapter 10 Section 102.1, 102.4, 102.5, 101.4.5, 602.4.2.2, 602.4.2.2.2, 602.4.2.3, & 780 CMR 104.10**. The Building Official's ruling of **780 CMR 9<sup>th</sup> Edition, table 1006.2.1** The fact that Boston ISD and Boston Fire did not attend and testify they are not opposed, that this has not been vetted by the Board's Technical Committee's and that this is a high-rise building the board is not comfortable with granting this. Motion was approved by unanimous vote.

- Case Number:** 25-0080  
**Appellant:** Kevin Lynch (Owner-Brooke Charter School)  
**Property Address:** 609 Bennington Street, East Boston, MA. 02128  
**Summary of Case:** Appellant sought relief from 2015 IEBC Section 1012.2.2, 1012.2.1 & 780 CMR Chapter 9 Section 903.2, with respect to an existing building.

Jacob Nunnemacher made a **MOTION** that was **SECONDED** by Jeffrey Clemons, to **GRANT** a variance to **2015 IEBC Section 1012.2.2, 1012.2.1. 780 CMR 903.2** is not applicable. This is also granted because of no opposition from the Building Inspector. The Motion was approved by unanimous vote.



3. **Case Number:** 25-0082  
**Appellant:** Nicole Finlayson  
**Property Address:** 21 Cedar Road, Shrewsbury, MA. 01545  
**Summary of Case:** Appellant sought relief from 2021 IECC Section R502.1.1, with respect to new construction.

Jacob Nunnemacher made a **MOTION** that was **SECONDED** by Jeffrey Clemons, to **GRANT** a variance to **2021 IECC Section R502.1.1**. This is also granted because of no opposition from the Building Inspector as well. The Motion was approved by unanimous vote.

4. **Case Number:** 25-0061  
**Appellant:** John Haight (Owner-Richelieu, LTD)  
**Property Address:** 51 Concord Street, North Reading, MA. 01864  
**Summary of Case:** Appellant sought relief from MSBC 9<sup>th</sup> Edition Section 901.2, with respect to an existing building.

Jacob Nunnemacher made a **MOTION** that was **SECONDED** by John Couture, to **GRANT** for the use of the Factory Mutual FM Datasheet 7-29 per **MSBC 9<sup>th</sup> Edition Section 901.2 #2** as an alternative design as allowed in **780 CMR 901.2 #2**. The Motion was approved by a 2-1 vote, Jeffrey Clemons was opposed.

The meeting adjourned at 12:15 p.m.