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Minutes

BBRS Building Code Appeals Board (BCAB)
Meeting Location: Virtual Microsoft Teams-Meeting
August 19, 2025

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

Board Members Present:

Jacob Nunnemacher
Michael McDowell, Chairman
Jeffrey Clemons

Guests Present:

See sign-in sheet for each case:

- Case Number:** 25-0093
Appellant: Gerald Fandetti (Owner-Rowley Main Street, LLC)
Property Address: 103 Main Street, Rowley, MA. 01969
Summary of Case: Appellant is seeking relief from IBC Section 1011.5.2, with respect to an existing building.

Jacob Nunnemacher made a **MOTION** that was **SECONDED** by Jeffrey Clemons, to **UPHOLD** the decision of the Building Inspector in regard to **780 CMR 1011.5.2 & 1030.1**. The inspector left out the code section but it should be **1030.1** as per discussion and testimony. It is also noted that the Building Official did not appear at the hearing and was notified of it. The Motion was approved by a 2-1 vote, Michael McDowell was opposed.

- Case Number:** 25-0094
Appellant: Steven Garfinkle (Owner-Encore Properties, LLC)
Property Address: 171 Washington Street, 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** for both Docket numbers **BCAB25-0094** and **BCAB25-0095**. It is also noted that the Building Inspector is not opposed. The Motion was approved by unanimous vote.



3. **Case Number:** 25-0095
Appellant: Steven Garfinkle (Owner-Encore Properties, LLC)
Property Address: 169 Washington Street, 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** for both Docket numbers **BCAB25-0094** and **BCAB25-0095**. It is also noted that the Building Inspector is not opposed. The Motion was approved by unanimous vote.

4. **Case Number:** 25-0096
Appellant: Tracy Murray
Property Address: 10 Silver Street, Nantucket, MA. 02554
Summary of Case: Appellant sought relief from 225 CMR 22.00 Stretch Energy Code, with respect to new construction.

Jeffrey Clemons made a **MOTION** that was **SECONDED** by Jacob Nunnemacher, to **GRANT** a variance to **225 CMR 22.00** for the allowance of a HERS Rating of 67 as opposed to a HERS Rating of 52. This is also granted because of no opposition from the Building Commissioner as well. The Motion was approved by unanimous vote.

5. **Case Number:** 25-0101
Appellant: Michael Price
Property Address: 113 Heritage Circle, Falmouth, MA. 02540
Summary of Case: Appellant sought relief from 2021 IRC Section R305.1, with respect to new construction

Jeffrey Clemons made a **MOTION** that was **SECONDED** by Jacob Nunnemacher, to **GRANT** a variance to **2021 IRC Section R305.1 Exception #3**. This was also granted because of no opposition from the Building Inspector. The Motion was approved by a 2-1 vote, Jacob Nunnemacher was opposed.

The meeting adjourned at 2:30 p.m.