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Minutes

Board of Elevator Regulations
One Ashburton Place, 13th Floor
November 17, 2015, 1:00PM

Board Members Present:

Edward Sandell, Chairman
David Gaudet, Member
Cheri Davis, Member
David Morgan, Member
Harold McGonagle, Member
Tom Riley, Member

Guests Present:

Mark O'Malia (CMC Elevator Corporation)
Leo Doyle (ThyssenKrupp Elevator)
Nathan Wilson (ThyssenKrupp Elevator)
Chris Dlugolecki (Otis Elevator)
Karl Feller (Otis Elevator)
Ethan J. Clough (DPS)

Board Members Absent:

Michael Nicoloro, Member
John O'Donoghue, Member

1. The Board of Elevator Regulations ("Board") reviewed the Meeting Minutes from November 3, 2015. A **motion to approve these minutes as amended was made by Cheri Davis, seconded by David Morgan. 6-0 Vote: Granted**

The Board discussed the following:

2. **1030 Massachusetts Avenue – Cambridge, MA (49-P-796)**

524 CMR 17.39

Owner: 1030 Massachusetts Avenue

Petitioner: Mike Coughlin

The petitioners came before the Board requesting relief from an Inspector's Report dated June 15, 2015. The petitioners were seeking clarification on the Inspector's Report, which cited "Need to confirm that this elevator does or does not run on Emergency Generator". A motion was put forth by Cheri Davis to provide clarification to the petitioner stating that based on the given travel of the elevator an emergency generator was not required under 524 CMR 17.39 (5). The DPS will make the necessary changes in the Inspection Portal System.

Motion by: Cheri Davis

Seconded by: Harold McGonagle

Vote: 6-0, Granted

3. **85 East India Row – Boston, MA**
524 CMR 17.07

Owner: Harbor Towers Condominium Trust

Petitioner: Fran Higgins

The petitioner came before the Board requesting relief from an Inspector's Report dated June 12, 2015. The unit was found in violation for not having pit ladders. The Board asked the petitioner to provide more information on any modernizations of the unit. A motion was put forth by David Gaudet to table this variance for 30 days until the petitioner gathers more information

Motion by: David Gaudet

Seconded by: David Morgan

Vote: 6-0; Granted

**4. 2 Medical Center Drive – Springfield, MA
524 CMR 17.40**

Owner: NAI Plotkin

Petitioner: Chris Dlugolecki

The petitioner came before the Board seeking a variance 524 CMR 17.40 - "Medical Emergency". The petitioner stated this unit is exempt from Medical Emergency because it is adjacent to a Level 1 Trauma center. The Board informed the petitioner that this unit is not exempt because it is not a Level 1 Trauma Center. A motion was put forth by David Gaudet to deny the variance request from 524 CMR 17.40 because the unit is not exempt.

Motion by: David Gaudet

Seconded by: Harold McGonagle

Vote: 6-0, Denied

**5. 60 Macomber Way – Marshfield, MA
ASME A17.1-2004 § 2.7.3.4.1 § 2.7.4**

Owner: Doris Crary

Petitioner: Mark O'Malia

The petitioner is requesting a variance from the ceiling height of the Machine Room and the height of the Machine Room Door. The code calls for a 7'-0" ceiling height and a 6'-8" door height. The petitioner is requesting a variance from ASME A17.1-2004 § 2.7.3.4.1, § 2.7.4. A motion was put forth by Dave Gaudet to grant variance from ASME A17.1-2004 § 2.7.3.4.1, § 2.7.4 to allow a 76-inch ceiling height and 72-inch door height with the following requirements (1) Install signage that reads "Low Overhead" (2) Install a protected light in the Machine Room (3) No other projections from the ceiling. The motion was seconded by David Morgan.

Motion by: David Gaudet

Seconded by: David Morgan

Vote: 6-0, Granted

**6. Petition for Product Variance: Schindler 6400
ASME A17.1-2004 2.20 "Suspension Ropes"
Manufacturer Name: Schindler Elevator Corporation
Product: Schindler 6400**

The Board conducted a site visit at Copley Plaza in Boston to inspect the Schindler Elevator Corporation's Schindler 6400. Schindler Elevator Corporation had requested a product variance from ASME A17.1-2004 2.20 "Suspension Ropes – non-circular elastomeric coated steel suspension used in lieu of hoist ropes". A motion was put forth by Cheri Davis to grant the product variance for the 6400 under A17.1-2004 2.20, Suspension Ropes. The motion was seconded by David Morgan

Motion by: Cheri Davis

Seconded by: David Morgan

Vote: 6-0; Granted

7. Code Review

The Board discussed how they will move forward with the adoption of ASME A17.1-2013.

Matters Not Reasonably Anticipated 48 Hours in Advance of Meeting

Exhibit List:

Exhibit 1: Meeting Minutes from November 3, 2015

Exhibit 2: Variance Petition – 1030 Massachusetts Avenue – Cambridge, MA

Exhibit 3: Variance Petition – 85 East India Row – Boston, MA

Exhibit 4: Variance Petition – 2 Medical Center Drive – Springfield, MA

Exhibit 5: Variance Petition – 60 Macomber Way – Marshfield, MA

Exhibit 6: Product Variance Petition – Schindler 6400

Exhibit 7: Code Review

Motion to Adjourn by Dave Gaudet, seconded by David Morgan. Hearing concluded at 4:00 p.m.

Prepared by: Ethan J. Clough