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Minutes

Board of Elevator Regulations

One Ashburton Place, Ashburton Cafe

September 22, 2015, 1:00PM

Board Members Present:

Walter Zalenski, Chairman
David Gaudet, Member
David Morgan, Member
John O'Donoghue, Member
Tom Riley, Member
Cheri Davis, Member

Board Members Absent:

Harold McGonagle, Member
Michael Nicoloro, Member

Guests Present:

Nancy Marshall (Stone Castle Estates)
James Doherty (Stone Castle Estates)
Joe Bertoni (Boston Properties)
Eric Morse (VDA)
Manuel Tavares (MJ Architects)
Josiah Stevenson (Leens Weinzappel Associates)
Ben Wilcox (Leens Weinzappel Associates)
Ethan J. Clough (DPS)

1. The Board of Elevator Regulations ("Board") reviewed the Meeting Minutes from September 15, 2015. A motion to approve these minutes as amended was made by Cheri Davis, seconded by David Gaudet. 6-0 Vote.

The Board discussed the following:

2. 10 Stone Castle Drive – Methuen, MA
ASME A17.1-2004 § 2.1.4 & 780 CMR § 1304.3.7

Owner: Stone Castle Estates Trust

Petitioner: Nancy Marshall

The petitioners came before the Board requesting relief from an Inspector's Report. The DPS Inspector cited ASME A17.1-2004 § 2.1.4 (Control of Smoke and Hot Gases) and 780 CMR § 1304.3.7 (Ventilation of an enclosed hoistway). A motion was put forth to deny the variance as requested. The motion was seconded by David Morgan.

Motion by: John O'Donoghue

Seconded by: David Morgan

Vote: 3-3; Denied; Refer to DPS Legal Counsel

3. 800 Boylston Street – Boston, MA
524 CMR 35; A17.1-2004 2.2.1, 2.2.7, 2.4.1

Owner: Boston Properties Inc

Petitioner: Joe Bertoni

The petitioner came before the Board requesting a variance from A17.1-2004 2.2.1, 2.2.7, and 2.4.1 in order to proceed with the installation of a Gillespie shallow pit type elevator. The current freight elevator does not serve the loading dock level because of structural restrictions. The material being transported must transition to a scissor lift to reach the freight elevator level. The owner plans to remove the scissor lift. A motion was put forth by Cheri Davis to grant the variance from A17.1-2004 2.2.1, 2.2.7, and 2.4.1 with a requirement to add signage in the pit to alert workers of the Gillespie Shallow Pit Safety Device. The motion was seconded by John O'Donoghue.

Motion by: Cheri Davis

Seconded by: John O'Donoghue

Vote: 6-0; Granted

**4. 85 Broadway Street – Revere, MA
524 CMR 35; ASME A17.1-1996 Part XX 2000.7a**

Owner: MJ Tavares Architects

Petitioner: Manuel Tavares

The petitioner appeared before the Board seeking a variance to exceed the 12-foot vertical travel distance on a wheelchair lift that will be installed in a school. A motion was put forth by Dave Gaudet to allow a vertical travel distance of 13-feet for a wheelchair lift. The motion was seconded by Tom Riley.

Motion by: David Gaudet

Seconded by: Tom Riley

Vote: 6-0, Granted

**5. 356 Lafayette Street – Salem, MA
524 CMR 35.00 13.03 (12)**

Owner: Commonwealth of Massachusetts

Petitioner: Benjamin Wilcox

The petitioner came before the Board requesting a variance from 524 CMR Section 13.03 (12). The petitioners are requesting relief from the 10'-0" distance between the hoistway and control room. The control room is located in the basement, 22'-0" from the elevator hoistway. A motion was put forth to grant the variance from 524 CMR 13.03 (12) with a requirement to install a video monitor from hoistway to machine room. The motion was seconded by David Morgan

Motion by: Tom Riley

Seconded by: David Morgan

Vote: 6-0; Granted

6. Code Review

The Board discussed how they will move forward with the adoption of ASME A17.1-2013. Tom Riley presented the Board with his review of 524 CMR 10.00. This Board discussed requirements for permitting and inspection of Elevators that undergo alterations.

Matters Not Reasonably Anticipated 48 Hours in Advance of Meeting

Exhibit List:

Exhibit 1: Meeting Minutes from September 15, 2015

Exhibit 2: 10 Stone Castle Drive – Methuen, MA

Exhibit 3: 800 Boylston Street – Boston, MA

Exhibit 4: 85 Broadway Street – Revere, MA

Exhibit 5: 356 Lafayette Street – Salem, MA

Exhibit 6: Code Review – 524 CMR § 10

Motion to Adjourn by David Morgan, seconded by John O'Donoghue. Hearing concluded at 3:00 p.m.

Prepared by: Ethan J. Clough

