



DEVAL L. PATRICK  
GOVERNOR

Commonwealth of Massachusetts  
Division of Professional Licensure

BARBARA ANTHONY  
UNDERSECRETARY OF OFFICE  
OF CONSUMER AFFAIRS AND  
BUSINESS REGULATION

GREGORY BIALECKI  
SECRETARY OF HOUSING  
AND ECONOMIC DEVELOPMENT

BOARD OF STATE EXAMINERS OF PLUMBERS & GAS FITTERS  
1000 Washington Street • Boston • Massachusetts • 02118

MARK R. KMETZ  
DIRECTOR, DIVISION OF  
PROFESSIONAL LICENSURE

MEMBERS	APPOINTMENT	PRESENT	ABSENT
MR. PAUL KENNEDY SR.	Chairman, Journeyman Gasfitter	✓	
MR. JOSEPH MCNAMEE	Member, Master Gas Fitter		✓
MR. BAHIG A. KALDAS, P. E.	Member, Plumbing Engineer	✓	
MR. GREG HANLEY	Consumer Member	✓	
MR. STEVE HAROLD	Member, Master Plumber		✓
MS. RUTH ALFASSO	Member, Department of Public Health	✓	
MR. JOHN MACDONALD	Member, LP Installer		✓
MR. RICHARD CARTER	Member, Journeyman Plumber	✓	
MR. DAN KILBURN	Member, Public Safety	✓	

**JANUARY 7, 2015 BOARD MINUTES**

**9:00 A.M. AGENDA REVIEW:** By Chairman Paul Kennedy

**9:05 A.M.: APPROVAL OF PREVIOUS MEETING MINUTES:**

- The December 3, 2014 Board Meeting Minutes

Motion to Approve by Ms. Alfasso, seconded by Mr. Hanley

Unanimous

- The December 3, 2014 Executive Session Meeting Minutes

Motion to Approve by Ms. Alfasso, seconded by Mr. Carter

Unanimous

**PRODUCT(S)**

**P1)** Jim Slanina from Enviro-Pure Systems is requesting a Test-Site for their organic food waste elimination system.

Motion to Approve by Mr. Hanley, seconded by Mr. Carter

Unanimous

Conditions(s): All materials associated with installation of this appliance must be code compliant (commercial). Manufacturer will provide the Board with quarterly reports filled out by the end user. The Test Sites approved are for:

- La Meridian in Cambridge
- Crop Circle Kitchen in Jamaica Plain



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**P2) Jim Enright** from April Aire would like to address the Board as to whether or not their steam humidifiers would require Product Acceptance by this Board.

Meeting Note(s) After presentation of the product by the manufacturer, the Board determined that Product Acceptance is not required for this product. Proper backflow protection would be required.

**VARIANCE REQUEST(S)**

**PV167) LEYDON BROTHERS PLUMBING – 183 WALTHAM STREET - LEXINGTON**

The applicant is requesting a variance from 248 CMR, Section 3.04 to allow the installation of a free standing cart iron bathtub. The tub in question was listed on the Board’s website as an “Accepted Product” but does not have a non-skid bottom. The applicant would like to add a non-skid application. The product has since been removed from the Board’s website. The Lexington Board of Health has been notified of this variance request.

Motion to Approve by Mr. Hanley, seconded by Mr. Carter Unanimous

To allow the application of a slip resistant product on the bottom of the existing Slipper tub

**PV152) BROKEN CREEK VINEYARD, LLC – 614 SOUTH ST – SHREWSBURY**

The applicant, Mr. Tracy Sharkey, is requesting a variance from 248 CMR 10.10, 18(j)(m)(n)(p). The Broken Creek Vineyard is operated by the owners and does not retain any paid employees. All work performed at Broken Creek Vineyard is completed by the owners and unpaid family members. There will be two bathrooms available for use in the building and the owner residence is within 200’. The applicant has provided a petition letter to the Shrewsbury Board of Health. David Lyons, Plumbing & Gas Inspector, informed Board staff that he had meetings with the architect and project manager regarding filing an application for a variance for the exclusion of and fixtures on basement level. Also discussed, as informed by Mr. Lyons, via email, that the applicant may seek a variance request to install permanent bollards to prevent vehicles from entering the building through the overhead garage door opening(s). This would eliminate the requirement for the installation of a gasoline/oil interceptor. The applicant provided this office with a copy of the letter he sent to the Shrewsbury Board of Health.

Motion to Approve by Mr. Carter, seconded by Mr. Hanley Unanimous

To allow the installation of one men’s and one ladies handicap accessible rest rooms for use by patrons and staff.

There is no variance necessary for the overhead door as the applicant decided to install 6’ double doors instead of an overhead garage door.

**PV153) CAPE COD COMMUNITY COLLEGE – 2240 IYANNOUGH ROAD – WEST BARNSTABLE**

The applicant, (Tom Lee P.E.), is requesting a variance from 248 CMR 3.04 for the installation of water booster pumps which have not been product accepted by the Board. They would also like to eliminate the need for a rest room at the booster pump station. Also 248 CMR 10.10 Table 1. As this is a State project a Board of Health letter is not required.

Motion to Continue by Mr. Hanley, seconded by Mr. Carter Unanimous

Conditions(s): Mr. Lee will contact the manufacturer and advise they need to apply for product acceptance.

**PV157) B – SAFE STORAGE – 1920 CAPE STREET – LEE**

The applicant, William Brunell, President B-Safe Storage, is requesting a variance from 248 CMR 10.10, 18(i)(m). This request is to allow construction of a single unisex restroom and not individual restrooms for each gender. The structure served is a self storage facility with no other facilities for owner, employee or customer use. There is no office or space dedicated to use by an employee. The facility is accessed via a coded gate and management of the property occurs remotely. The Lee Board of Health has no objections to the request and is in full support of the applicant to receive such variance.

Motion to Approve by Mr. Hanley, seconded by Mr. Kaldas Unanimous

To allow the installation of a single user unisex rest room for use by the owner.

Condition(s): Floor drains and separator must be installed for the areas with overhead doors.

*PV80a and b were originally granted variances on September 24, 2014. Recent changes in the new rest room configurations have made it necessary for possible revisions to these variances.*

**PV80a) BOSTON CONVENTION & EXHIBITION CENTER-415 SUMMER STREET-BOSTON**

The Petitioner (Mr. Paul Catanzaro, Senior Associate) requests a variance from 248 CMR, Section 10.05 to utilize the existing below slab indirect waste system to collect the overflow sanitary drain from the temporary toilet facilities' self contained holding tank. In the event that the holding tank was full and the automatic water supply shut-off failed to operate, the sanitary waste would discharge through the overflow into the indirect system. After the event concludes, the connection to the floor cleanout for the indirect waste line will be disconnected and piping removed. The existing indirect waste line that was utilized as a connection point will be jet flushed to the existing pump station. As this is a state project, no Board of Health letter is required.

Motion to Continue by Mr. Hanley, seconded by Mr. Carter Unanimous

Conditions(s): The applicant will meet with Taylor Roth in an attempt to come up with a workable solution

Note(s) Tank they would now need to use would be too shallow to allow the overflow to go into the indirect waste line. They would like to install a burm instead. Tank alarm would now be equipped with a sensor to shut off the water line. This would eliminate the need to connect to the emergency overflow to the existing indirect waste system. The burm would only come in to play in an emergency situation.

**PV80b) BOSTON CONVENTION & EXHIBITION CENTER-415 SUMMER STREET-BOSTON**

The Petitioner (Mr. Paul Catanzaro, Senior Associate) requests a variance from 248 CMR, Section 10.06 to allow the use PVC piping as a means to drain the sanitary overflow waste and sanitary vent connections from the temporary toilet facilities. After the event concludes, the PVC sanitary waste utilized will be flushed out with potable water, the connection to the floor cleanout for the indirect waste line will be disconnected and the temporary PVC piping removed from site and disposed of. The existing indirect waste line that was utilized as a connection point will be jet flushed to the existing pump station. As this is a state project, no Board of Health letter is required.

Motion to Continue by Mr. Hanley, seconded by Mr. Carter Unanimous

**PV158) NANTERO, INC. – 25T OLYMPIA AVENUE – WOBURN**

The petitioner (Mr. David Enman) requests a variance from 248 CMR 10.10 (18) (j) Table 1. Petitioner is seeking relief from the requirement to provide showers. The square footage of the space is 1415 square feet. There will be 4-6 people working in this space. The Woburn Board of Health takes no position on this matter.

Motion to Approve by Mr. Kilburn, seconded by Ms. Alfasso Unanimous

To eliminate the requirement of a shower for the new clean room.

Note(s) Currently have about 5000 square feet of manufacturing space. Install a new lab and storage at about 1400 square feet contained in the original 5000 square feet. Analytical clean room. There are no hazardous materials used.

**PV159) COLIN SMITH ARCHITECTURE, INC. - 271 LINCOLN STREET - LEXINGTON**

The petitioner (Mr. Colin Smith, Principal) requests a variance from 248 CMR 10.10 (18) (i). The petitioner is proposing the installation of one new handicapped accessible employee restroom for three tenant spaces in the lower level of a multi-tenant commercial building. Tenant G has a restroom, whereas tenants C & D currently have no restroom. The spaces are small (397 square feet & 872 square feet. The applicant provided the Board Office with a copy of the petition letter he sent to the Lexington Board of Health.

Motion to Approve by Mr. Kilburn, seconded by Mr. Kaldas Unanimous

To allow the installation of one unisex handicap accessible rest room in the basement level.

**PV160) BUILDING 13 – ONE ARMORY SQUARE – SPRINGFIELD**

The petitioner (Ms. Maureen Socha, Sr. Director of Facilities) requests a variance to renovate and install a gender neutral restroom and a unisex handicapped accessible staff/faculty restroom on the first floor of this building. This is a three story building. The staff and faculty do have male and female designated restrooms on the 2<sup>nd</sup> and 3<sup>rd</sup> floors. As this is a State project, no Board of Health letter is required

Motion to Approve by Mr. Kilburn, seconded by Ms. Alfasso

Unanimous

To allow re-designation of the existing restrooms in Building #13 to the following:

- One unisex staff rest room
- One unisex student rest room

Note(s) Students have been requesting gender neutral rest rooms. Building #13 doesn't have enough room to add rest rooms. They would like to change the current set of rest rooms to the following: One unisex for staff and one for students.

**PV161) BRANDEIS UNIVERSITY – SHERMAN HALL – 415 SHERMAN HALL – WALTHAM**

The petitioner (Mr. Mark DeAngelo, Sr Project Mgr.) seeks relief from 248 CMR 10.10(18) regarding toilet fixture counts. The current condition has 2 men's fixtures and 2 women's fixtures. Renovations, including the addition would require 5 men's fixtures and 10 women's fixtures. Renovation including the connection to the second level would require 6 men's fixtures and 11 women's fixtures. Brandeis proposes 6 toilets for men and 6 toilets for women. The Waltham Board of Health petitions the Plumbing Board on behalf of the applicant. The Waltham Plumbing Inspector, Mr. Salvatore Pinzone is not in favor of this variance request.

Motion to Approve by Ms. Alfasso, seconded by Mr. Kaldas

Unanimous

To allow the installation of the following facilities for the dining room renovation project:

- Five men's room toilets
- Seven Ladies room toilets

Note(s) This facility is for dining purposes only. It will not be open other times. There will be 146 seats in a new 2000 addition to the dining area. The new requirement would be 5 men and 9 women. They are proposing to install 5 men's toilets and 7 woman's toilets.

**PV162) PARCEL H – 51 SEAPORT BOULEVARD – BOSTON**

The petitioner (Mr. Peter Harrod, Code Consultant to the Developer) is seeking a variance from 248 CMR 10.10 (18) regarding the amount of restroom fixtures proposed in the church portion of the new construction project. Based on the proposed use, the developer is proposing one men's and one women's fixture in separate rooms, where 248 CMR Table 1 would otherwise require 3 women's and 2 men's fixtures. The petitioner provided the Board Office with a copy of a letter sent to Boston Inspectional Services, Mr. Gary Mochia.

Motion to Approve by Mr. Hanley, seconded by Ms. Alfasso

Unanimous

To allow the installation of the following facilities:

- One unisex handicap accessible men's room
- One unisex handicap accessible women's room

Note(s) Chapel with house 284 people. Requirements: 3 women and 2 men. The would like to install single user rest rooms. The chapel will be approximately 5,000 square feet.

**PV163) EASYPAK CORPORATION – 24 JYTEK DRIVE – LEOMINSTER**

The petitioner (Mr. Michael Moran, President CM Moran Plb. & Htg.) is seeking relief from 248 CMR. The owner is requesting relief to eliminate the use of an MDC Trap Structure and install a MA product accepted Zurn oil separator model Z-1189 size 60 connected to a 4" sanitary waste leaving the building. The single ground level overhead door is being used only to install molding machines into the new manufacturing facility. There will be no vehicle traffic through the door. All the other doors are loading dock height. The petitioner provided the Board Office with a copy of the petition letter he sent to the Leominster Board of Health.

Motion to Approve by Mr. Carter, seconded by Mr. Kilburn

Unanimous

To allow the installation of a Zurn model Z-1189 (60) separator in the loading area.

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Note(s) 24000 sq ft addition. It has one single overhead door to load new machinery into the plant. No vehicles would be entering the building.

**PV164) PHILIP MACCHI RESIDENCE– 1148 WASHINGTON STREET – WALPOLE**

The petitioner (Philip Macchi, owner) seeks relief to use a non-product accepted shower drain manufactured by Quick Drain Pro-line company. The Walpole Board of Health does not have a problem with Mr. Macchi's request and urges the Plumbing Board to allow this variance.

Motion to Approve by Mr. Kaldas, seconded by Mr. Hanley Unanimous  
To allow the installation of a custom fabricated Pro-Line shower drain with multiple 2" outlets

Mr. Hanley made a motion to delegate approvals of these items to the Board office in the future because their base products with associated model numbers are currently Product Accepted. This was seconded by Ms. Alfasso Unanimous

**VOCATIONAL SCHOOL PROJECTS**

**V1) SHAWSHEEN VOCATIONAL SCHOOL – HABITAT FOR HUMANITY – BILLERICA**

*Residential Project: Applicant is not required to attend.*

Motion to Approve by Mr. Hanley, seconded by Mr. Kilburn Unanimous

**V2) DIMAN VOCATIONAL HIGH SCHOOL – BRISTOL COUNTY AGRICULTURAL - DIGHTON**

Motion to Approve by Mr. Hanley, seconded by Mr. Kilburn Unanimous

Note(s) They are renovating the boy's and girl's showers which includes replacing 22 shower valves and related piping. They are also replacing a 200' water line with code compliant material and installing a utility sink in the greenhouse. The gas work will include installing an 80,000BTU gas generator. All work at Bristol County Agricultural School. Ratio is 6 students per 1 teacher.

**FYI – Staff Approvals per Board Delegation – Board Vote Not Required**

**Full Authorization for operation of unlisted gas equipment**

DA GV314 – E-INK – 1000 TECHNOLOGY PARK DRIVE – BILLERICA  
DA GV22 – CINCO DE MAYO – 224 CRESCENT AVE – CHELSEA  
DA GV124 – NYPRO HEALTHCARE – 112 BARNUM ROAD - DEVENS  
DA GV277 – FIBA TECHNOLOGIES – 53 AYER ROAD – LITTLETON  
DA GV153 – INDEPENDENT FERMENTATIONS – 54 PAWTUXET ROAD – PLYMOUTH  
DA GV235 – BOSTON'S BEST COFFEE ROASTERS – 43 NORFOLK AVENUE - EASTON

**Drinking fountain requirements waiver in medical and office buildings**

DA PV154 – TUSCAN PROPERTIES, LLC – 145 GLOBE ST – FALL RIVER  
DA PV155 – MOAKLEY BLDG – BOSTON MEDICAL – 830 HARRISON AVE – BOSTON  
DA PV156b – NASDI, LLC - 39 OLYMPIA AVE - WORBURN

**Installation of Permanent Bollards**

DA PV156a - NASDI, LLC - 39 OLYMPIA AVE - WORBURN

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Motion to enter into executive session at 11:52am by Mr. Carter seconded by Ms. Alfasso.

**EXECUTIVE SESSION**

**CHARACTER REVIEW(S)**

CR1) J.S

CR2) T.K

CR3) I.L.

CR4) C.L.

CR5) S.B.

Motion to enter into executive session at 11:52am by Carter seconded by Alfasso.

**QUASI-JUDICIAL SESSION - CLOSED**

Deliberations – Meyer v. Nantucket

Motion to adjourn by Mr. Kilburn and seconded by Ms. Alfasso at 1:22pm

**LIST OF DOCUMENTS USED:**

1. Meeting agenda
2. Minutes from prior meeting
3. Variance applications for above referenced agenda items

Respectfully Submitted By;

*Wayne E. Thomas*

Wayne E. Thomas, Executive Director  
Board of Examiners of Plumbers and Gasfitters

Respectfully Authorized by;

*Paul Kennedy, Sr.*

Paul Kennedy Sr., Chairman  
Board of Examiners of Plumbers and Gasfitters