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NOTICE OF MEETING

In accordance with the provisions of G. L. c. 30A, §20, and Chapter 2 of the Acts of 2025, notice is hereby given that a meeting of the Board of Elevator Regulations will be held on Tuesday, November 4, 2025, at 1:00 p.m. As this will be a hybrid meeting, the meeting will be conducted in-person at the location referenced below and can be accessed remotely via the links and dial-in information below:

**Meeting of the
Board of Elevator Regulations
November 4, 2025, at 1:00 p.m.**

**1 Federal Street, 6th Floor
Public Meeting Room 6026
Boston, MA. 02110-2012**

Microsoft Teams meeting
Join on your computer, mobile app or room device

[Join the meeting now](#)

Meeting ID: 255 818 318 676 9

Passcode: 4Pg3wW9i

Dial in by phone

[+1 857-327-9245,,636869848#](#) United States, Boston

[Find a local number](#)

Phone conference ID: 636 869 848#

It is anticipated that the following topics will be discussed at the aforementioned meeting:

1. Roll Call
2. VAR25-0022
250 Water Street Cambridge
State ID: 49-P-24323
Code Reference: ASME A17.1 Section 2.11.1.2
Petitioner: Justin DiConzo



The petitioner is back before the board after the board voted on July 15, 2025, to place the item on hold for up to 90 days, which provided a deadline of October 29, 2025, to allow the petitioner to return with a variance request for either one or more passway doors into the hoistway and to deliver a proposal for adding blind hoistway access, including all references to code variances required. The documentation was submitted on October 28, 2025.

The petitioner is seeking relief from ASME A17.1; Section 2.11.1.2 – Emergency Doors in Blind Hoistways.

3. VAR25-0067

700 Atlantic Avenue Boston

State ID: 1-E-25496

Code Reference: 524 CMR 35.00 (2013 ASME A17.1 2013) Section 6.1.3.6.4 – Safety Zone

Petitioner: Steve Bell

The petitioner is back before the board after the board voted on October 21, 2025, to place the item on hold for up to 90 days, which provided a deadline of January 19, 2026, for the petitioner to present a list of added safety devices and operations, along with an escalator and overhead door sequence of operations. The diagram should include the door safety edge and photo eye sensor. The documentation was submitted on October 24, 2025.

The petitioner is seeking relief from 524 CMR 35.00 (2013 ASME A17.1 2013) Section 6.1.3.6.4 for the safety zone length.

4. VAR25-0078

857 Beacon Street Brookline

State ID: 1-P-896

Code Reference: A17.1 – 2013 - SECTION 2.11.1.1 - Hoistway Landing

Petitioner: Jill Ledin

The petitioner is seeking relief from A17.1 – 2013 - SECTION 2.11.1.1 - Hoistway Landing due to the constraints of the existing hoistway dimensions and surrounding path of egress, the maximum allowable door width is 24". The intent is to replace with a modern elevator, controls and safety meeting current building code.

5. VAR25-0079

74 Green Street Brookline

State ID: 46-P-706

Code Reference: 524 CMR 29.09(6) - Control Apparatus - Guide Rails

Petitioner: Christen Parsons

The petitioner is seeking relief from 524 CMR 29.09(6) - Control Apparatus - Guide Rails as the electrician is unable to move the disconnect as requested and still meet the electrical code. Requesting a variance to leave the disconnect in the existing location.

6. Review and Approval of Minutes:

- a. Meeting minutes from July 16, 2024.
- b. Meeting minutes from November 19, 2024.
- c. Meeting minutes from December 17, 2024.
- d. Meeting minutes from August 26, 2025.

7. Board Business:

- a. Review of comments/suggestions from October 1, 2025, BER Board of Regulations Public Hearing.
- b. Board to review/decide the Board of Elevator Regulations meeting schedule for calendar year 2026.

8. Matters not reasonably anticipated 48 hours in advance of meeting.

9. Old business (The Board may or may not discuss):

- a. VAR25-0060
58 Andrew Street Lynn
State ID: 163-P-26617
Code Reference: ASME A17.1-2013 - 2.7.1.2.1 b
Petitioner: Spencer Preservation Group

The petitioner is seeking a variance from ASME A17.1-2013 - 2.7.1.2.1 b regarding the height of the machine room. The board voted to place the item on hold for no more than 90 days, which will be a deadline of November 24, 2025, for the petitioner to submit additional information. This will include but will not be limited to the following: Signage on the machine room door with the words "DANGER LOW CLEARANCE AND STEP DOWN IN MACHINE ROOM". Sign prominently posted on the soffit and beam with the words "DANGER LOW CLEARANCE" and on the floor height transition "DANGER STEP DOWN". The marking shall consist of alternating 100 mm (4 in.) diagonal red and white stripes on beam and soffit faces and on the floor where floor steps down. Install an obstruction to limit access to the low beam area adjacent to the door and controller. The petitioner will also add all additional code variances required.

- b. VAR25-0076
400 Technology Square Cambridge
New Installation
Code Reference: 524 CMR referencing ASME A17.1-2013 sections 2.2.1, 2.2. 7, 3.4.1, 3.4.2, 3.4.3, 3.4.6.1
Petitioner: Noel Herchell

The petitioner is seeking relief from ASME A17.1-2013 sections 2.2.1, 2.2. 7, 3.4.1, 3.4.2, 3.4.3, 3.4.6.1 to permit the installation of one (1) Gillespie shallow pit elevator at the above location. The board voted to place the item on hold for no more than 60 days, which will be a deadline of November 30, 2025, to

provide additional documentation , including layout drawings from Gillespie, plan views, and structural review .

- c. VAR25-0014
51 Woodbeck Ridge Rd Sheffield
New Installation
Code Reference: ASME A18.1-2014; Section 2.1.1.7
Petitioner: Paul Farnsworth

The petitioner is back before the board to ask for an extension of the deadline to provide additional documentation and was granted an additional 90-day hold, which will be a deadline of December 22, 2025. The petitioner is back before the board after the board voted on July 22, 2025, to place the item on a 60-day hold, which provided a deadline of September 22, 2025, to provide additional documentation , including site specifications, installation details and diagrams.

The petitioner is seeking relief from ASME A18.1-214; Section 2.1.1.7 as the proposed Residential Vertical Platform Lift “VPL” does not comply with the current edition of the Massachusetts Code (ASME A18.1-2014). But to allow the proposed VPL to be installed as it is in full compliance with the latest edition of ASME A18.1-2023- Safety Standard for Platform Lifts and Stairway Chairlifts.

- d. VAR25-0004
57 Union Street Newton
Petitioner: Galina Slezinger
Code Reference: ASME A18.1 2014 section 3.1.2.2
Petitioner: Galina Slezinger

The petitioner is back before the board requesting an extension of time to produce the additional documentation as they would like the opportunity to appeal the decision of the AAB. The petitioner was before the board on June 3, 2025, and March 4, 2025, seeking a variance from ASME A18.1 2014 section 3.1.2.2 for overhead clearance to install new lift to replace the existing lift. The board voted to place the item on hold until the first meeting of the Board of Elevator Regulations in December 2025, to attend the scheduled AAB meeting before presenting to the board for a variance.

If you need reasonable accommodations to participate in the meeting, please reach out to Cheryl Yebba at 617-701-8711. While the Board will do its best to accommodate you, certain accommodations may not be available if requested immediately before the meeting.

Please be advised that recording meetings without prior permission from the board chair, by any means, including the use of any A.I. applications, is strictly prohibited.