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Board of Elevator Regulations
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, December 16, 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
December 16, 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: 283 486 612 518 68
Passcode: Ga9jA3nL

Dial in by phone
[+1 857-327-9245,,497766906#](#) United States, Boston
[Find a local number](#)
Phone conference ID: 497 766 906#

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

1. Roll Call
2. 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 back before the board after the board voted on October 1, 2025, to place the item on hold for no more than 60 days, which provided a deadline of November 30, 2025, to provide additional documentation, including layout drawings from Gillespie, plan views, and structural review. The documentation was provided on November 18, 2025.

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.

3. VAR25-0078

857 Beacon Street Brookline

State ID: 1-P-896

Code Reference: A17.1 – 2013 - Section 2.1.3.1.1(a) and Section 2.7

Petitioner: Jill Ledin

The petitioner is back before the board after the board voted on November 4, 2025, to place the item on hold for no more than 90 days, which provided a deadline of February 2, 2026, for the applicant to modify the application. The documentation was provided on November 18, 2025.

The petitioner is seeking relief from A17.1 – 2013 - Section 2.1.3.1.1(a) - A metal floor at the top of the hoistway is now required by the construction documents. Metal floor will be built to meet all applicable code sections as required including, but not limited to, 2.1.3.2 through 2.1.3.4. In addition, the petitioner is seeking relief from A17.1 – 2013 - Section 2.7 with the following information, the area at the top of the hoistway, formerly defined as “machine space” will now be defined as a “machine room”. The elevator controller will be installed in this area with the appropriate clearances. The access into the machine room, formerly gained through an access panel, will now be gained via an access door on the roof. Note that roof access already exists at the property and conforms to 2.7.3.2.1. The machine room roof has also been raised to accommodate a 7'0" headroom. The above changes will be built to meet all applicable code sections as required including but not limited to 2.7.1.2, 2.7.3 through 2.7.4.

4. VAR25-0080

25 Water Street Newburyport

New Install

Code Reference: 524 CMR 38 referencing ASME A18.1-2014, Section 3.1.2.1

Petitioner: Gregory Colling

The petitioner is seeking relief from 524 CMR 38 referencing ASME A18.1-2014, Section 3.1.2.1. They propose to install an inclined platform lift at the basement stair of the Newburyport Custom House Maritime Museum. Clear headroom (80") is not available due to the existing masonry barrel vault ceiling. The vault spring line is 53-1/2" above finish floor at the west wall, top stair landing. There will be 85-1/2" headroom above the

centerline of the proposed platform lift at the top stair landing. The existing masonry barrel vault is integral to the supporting structure of the floor above. The 1835 building is a National Historic Landmark and an example of fireproof construction technology of the period.

5. VAR25-0082
9-13 Boyd Street Watertown
New Install
Code Reference: ASME A18.1-2014 Section 2.1.1.3
Petitioner: Michael DiMascio

The petitioner is seeking relief from ASME A18.1-2014 Section 2.1.1.3 as the code requires 79 inches clear height at the opening to the lift. The owner would like to use the existing historical door openings that provide only 77 inches of clear height. The lift is to be installed in an existing shaft that housed a service elevator. The shaft has been modified to accommodate the new lift.

6. VAR25-0083
350 Main Street Cambridge
State ID: 49-P-2279
Code Reference: 524 CMR Part 2 Section 2.7
Petitioner: Timothy Sheehan

The petitioner is seeking relief of 524 CMR Part 2 Section 2.7 which requires that all elevator machine, control, and equipment rooms (or suitable enclosures around machinery/control equipment) be provided, and that the main line disconnect or controller be located inside such room or enclosure.

7. Review and Approval of Minutes:
 - a. Meeting minutes from July 16, 2024.
 - b. Meeting minutes from November 19, 2024.
8. Discussion: Chris Towski would like to present the board with a brief update on NFPA 88A Standard for Parking Structures as it relates to Parking Systems.
9. Matters not reasonably anticipated 48 hours in advance of meeting.
10. Old business (The Board may or may not discuss):

- a. 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 was back before the board on September 23, 2025, 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 had been granted a 60-day hold on July 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.

b. 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 was before the board November 4, 2025, and the board voted to place the item on a 90-day hold, which provided a deadline of February 2, 2026, for the applicant to either meet the code or explain what they will do to minimize the code violation.

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.

c. VAR25-0004

57 Union Street Newton

State ID: 207-W-20484

Code Reference: ASME A18.1 2014 section 3.1.2.2

Petitioner: Galina Slezinger

The petitioner was back before the board on December 2, 2025, after being approved for an extension of time to attend a scheduled Architectural Access Board (AAB) meeting. The board granted a 60-day hold to provide, which will be a deadline of January 31, 2026, for the petitioner to provide documentation to support the low overhead including structural drawings and to present solutions to meet safety.

The petitioner was before board on August 26, 2025, 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 had requested documentation to support the low overhead including structural drawings and to present a solution to meet safety.

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.