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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 2, 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 2, 2025, at 1:00 p.m.**

**1 Federal Street, 6<sup>th</sup> 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: 246 864 828 783 61  
Passcode: Ge9f8x5A

**Dial in by phone**  
**[+1 857-327-9245,,308051970#](#)** United States, Boston  
**[Find a local number](#)**  
Phone conference ID: 308 051 970#

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. VAR25-0015

0 Quincy Center Station Quincy

State ID: 243-P-18989

Code Reference: A17.1-2013, code section 2.11.10.1.1

Petitioner: Justin DiConzo

The petitioner is back before the board after the board voted on August 26, 2025, to place the item on a 60-day hold, which provided a deadline of October 25, 2025, for the petitioner to present an architect or engineer's review of the proposed changes to the existing approved specifications and to propose how the glass will be identified in the field. New documentation was provided on October 27, 2025.

The petitioner is seeking relief from A17.1-2013, code section 2.11.10.1.1 metal fascia requirement seeking to substitute with a laminated safety glass that is stamped "laminated safety glass AS-2". It has the exact same characteristics as the laminated safety glass requiring the Z97.1. The board voted to place the item on hold for 60 days, which will be a deadline of October 29, 2025, to provide additional documentation. Petitioner will present an architect or engineer's review of the proposed changes to the existing approved specifications and propose how the glass will be identified in the field.

4. 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 is back before the board after being approved for an extension of time to attend a scheduled Architectural Access Board (AAB) meeting. 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.

5. 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 back before the board after the board voted on August 26, 2025, to place the item on hold for no more than 90 days, which provided 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. The documentation was provided on November 21, 2025.

The petitioner is seeking a variance from ASME A17.1-2013 - 2.7.1.2.1 b regarding the height of the machine room.

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.

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. VAR25-0014  
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.

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 was before the board October 1, 2025, and the board voted 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 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.

c. 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 was before the board on November 4, 2025, and the board voted to place the item on hold for no more than 90 days, which provided a deadline of February 2, 2026, to allow the applicant to modify the application.

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.

d. 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.

*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.**