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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, September 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
September 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: 273 714 247 047 4

Passcode: Rc3BB6ca

Dial in by phone

[+1 857-327-9245,,608458600#](#) United States, Boston

[Find a local number](#)

Phone conference ID: 608 458 600#

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

1. Roll Call
2. VAR25-0061
26 Long Pond Road Plymouth
State ID: 239-P-99
Code Reference: ANSI A17.1, 524 CMR 35.00 section 2.27 – Emergency Operation and Signaling Devices



Petitioner: MA Testing - Otis Elevator

The petitioner is seeking relief from ANSI A17.1, 524 CMR 35.00 section 2.27 to add fire service operation to the elevator when modernized, as this is located in secure facility.

3. VAR25-0066

56 Seaver Street Brookline

State ID: New Installation

Code Reference: 524 CMR 38.00; which references, ASME A18.1-2014; Section 2 –
Vertical Platform Lifts

Petitioner: Paul Farnsworth

The petitioner is seeking relief from 524 CMR 38.00; which references, ASME A18.1-2014; Section 2, to allow the installation of the proposed Residential Vertical Platform Lift (VPL), that does not fully comply with the current edition of Massachusetts Regulation 524 CMR 38.00, which references the ASME A18.1-2014.

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

5. Review and Approval of Minutes:

- a. Meeting minutes from July 15, 2025.
- b. Meeting minutes from August 26, 2025.

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

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

a. VAR25-0041

530 Beacon Street Boston

State ID: 1-P-10002

Code: 524 CMR 17.03 (1) – Machine Ventilation

Petitioner: Christen Parsons

The petitioner is seeking a variance as they believe 524 CMR 17.03(1) does not apply. The board voted to place the item on a 60-day hold, which will be a deadline of September 15, 2025, to provide additional documentation. The additional documentation requested is a Massachusetts licensed engineer's report stating the elevator machine room and hoistway meet the condition of controlling smoke and hot gasses.

b. 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 seeking relief from ASME A18.1-2014; 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. The board voted to place the item on a 60-day hold, which will be a deadline of September 22, 2025, to provide additional documentation, including site specifications, installation details and diagrams.

c. 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 seeking relief from ASME A17.1; Section 2.11.1.2 – Emergency Doors in Blind Hoistways. The board voted to place the item on hold, which will be a deadline of October 29, 2025, to provide additional documentation. The board requested the petitioner deliver a proposal for adding blind hoistway access, including all references to code variances required by the board.

d. VAR25-0015

0 Quincy Center Station, Quincy

State ID: 243-P-18989

Code: 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 June 3, 2025, to place the item on a 60-day hold, which provided a deadline of August 4, 2025, to provide additional documentation. New documentation was provided on August 8, 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.

e. 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, to provide additional documentation. for the petitioner to submit additional information and drawings. 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.

f. 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.

g. VAR25-0057

95 Beacon Street Boston

State ID: 1-P-725

Code Reference: 524 CMR 17.07(10)

Petitioner: Cheri Allen

The petitioner is in front of the board after a previously scheduled appearance was not heard during the July 29, 2025, board meeting. The petitioner is seeking a variance from 524 CMR 17.07(10) requesting that a peephole be installed instead of the large glass panels required by code to retain privacy and the doors' original detail. The board voted to place the item on hold for further action by the board. The existing code violation will be deferred until the case is concluded. The petitioner will supply photographs of cab, COP, halls, and halls stations. The board will schedule a quasi-judicial session to further discuss this matter after receipt of the photographs, so that the board has all information referenced for review.

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.