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**Minutes**

**Board of Elevator Regulations**  
**1000 Washington Street**  
**Boston, MA 02118**  
**1<sup>st</sup> Floor – Room 1C**  
**January 7, 2020**

**Board Members Present:**

Stephen Sampson, Chairman  
Eric Morse  
David Gaudet  
Brian Ronan  
Paul Vigneau

**Guests Present:**

Matt Beecy (Kone Elevator)  
Jason O'Dowd (MBTA)  
Alvin Hung (Wellesley College)  
Paul Lieneck (Haynes, Lieneck and Smith)

**Board Members Absent:**

David Morgan  
Cheryl Davis

**Division of Professional Licensure Staff:**

Ruthy Barros

1. **252 Bridge Street – Salem, MA [Exhibit 1, 1A and 1B]**  
**State ID: 258-P-433 and 258-P-434**  
**524 CMR**  
**Petitioner: Justin DiConzo**

The petitioner's representative Matt Beecy was in front of the Board seeking a variance from an Inspector's Report citing "Build platform and access door to hoist machine and governor 524 CMR 1103 "07" 524 CMR 1.03". Mr. Beecy stated that this is an MRL product installed by Delta Beckwith in 2013 and he believes Inspector Kelley's concern is when the elevator is at the top floor in the hoistway, the machine is mounted in the

overhead and not on the rails (8'-9' above the car top). Mr. Beecy stated to be able to access the machine, you would have to setup a ladder on the car top and Inspector Kelley stated during the inspection that there should be some type of grading installed around the machine and access to the overhead. The Chairman tried calling Inspector Kelley without success. Board member Eric Morse stated that under A17.1-2013, where any new piece of equipment would fall, you will find under Section 2.7.5.3 there is a large section on working platforms. Mr. O'Dowd then heard back from the installing supervisor from Delta Beckwith, who confirmed that the Hollister-Whitney in question does have the "inch-up" procedure with a locking mechanism. A motion was placed by Eric Morse to place the variance request on hold until a field survey can be conducted with one of the State Inspectors; particularly looking for mechanical locks on the crosshead and the ability to move the car to a location where it is safe to work on the machine. The motion was seconded by Brian Ronan.

**Motion:** Eric Morse

**Seconded:** Brian Ronan

**Vote: 5-0; Placed on hold.**

2. **928 Boston Post Road East – Marlborough, MA [Exhibit 2]**

The petitioner requested to reschedule their hearing date.

3. **106 Central Street – Wellesley, MA [Exhibit 3]**

**New Installation**

**A18.1-2014 Section 2.1.1.8**

**Petitioner: Peter Kleiner**

The petitioner's representative Alvin Hung was in front of the Board seeking a variance from ASME A18.1-2014 Safety Standard for Platform Lifts and Stairway Chairlifts, Section 2.1.1.8: Provide minimum headroom clearance of 79 inches (6'-8"). Mr. Hung stated that the proposed chair lift will be installed in an existing one story building that is connected to two buildings, and the basement itself is used as a student round radio station. Mr. Hung stated that the installation of the proposed chair lift was required by the Architectural Access Board in 2014 as part of the Schneider Center renovations. The variance request is for a 6'-3" vertical clearance, as opposed to the required 6'-8" of vertical clearance for the lower level only. Mr. Hung stated that the lift will be used strictly for accessibility and not for moving items. A motion was placed by David Gaudet to grant the variance from 524 CMR A18.1-2014 Section 2.1.1.8, as requested, for the

low clearance of 6'-3". The justification being that with proper signage stating "Low Overhead", the location will be safe and it will meet the requirements of access. The motion was seconded by Eric Morse.

**Motion:** David Gaudet

**Seconded:** Eric Morse

**Vote: 5-0; Granted.**

4. **13 On the Commons – Royalston MA [Exhibit 4]**

**State ID: 255-P-20044**

**A17.1-2013 Section 2.2.2.5**

**Petitioner: Paul Lieneck**

The petitioner was in front of the Board seeking a variance from ASME A17.1-2013 Section 2.2.2.5 – Drain or pump in elevator pit. The petitioner stated that the original construction documents for the project were prepared in 2012 and the elevator project was bid in June 2018 and again in September 2018. Construction of the pit began in early spring 2019 and Bay State Elevator submitted a permit on 4/17/2019. At this time, the project became aware of the requirement for the drain or pump as the elevator pit was being constructed. The elevator pit slab is a 12" thick reinforced structural concrete slab on a waterproofing membrane that is on a mud slab. The petitioner stated that a sump pump cannot be cut into the concrete slab on grade because of structural characteristics of the slab and because of the waterproofing membrane. The bottom of the pit is 6' below grade. The petitioner stated there is no source of water and there is no fire suppression system in the building and within the elevator addition because of insufficient water supply. Lastly, the petitioner stated that there will be a moisture sensor placed in the pit with a read out on the wall at the point of entry, which is also the point of access to the elevator for Firefighters Emergency Operation. A motion was placed by David Gaudet to grant the variance for 524 CMR A17.1-2013 Section 2.2.2.5 with the justification that the Royalston Fire Department is in approval with the Building Department to allow that a moisture sensor system be installed in the pit, which will display an alarm at the Fire Command Center. The motion was seconded by Brian Ronan.

**Motion:** David Gaudet

**Seconded:** Brian Ronan

**Vote: 4-0; Granted. Eric Morse opposed.**

5. **Approval of meeting minutes from December 17 , 2019 [Exhibit 5]**

A motion was put forth by Eric Morse to accept the minutes as amended. The motion was seconded by Brian Ronan. **Vote: 4-0; Granted.** Paul Vigneau abstained.

Exhibit List:

Exhibit 1: Variance packet for 252 Bridge Street – Salem, MA

Exhibit 1A: Pictures of State ID#'s 258-P-433 and 258-P-434

Exhibit 1B: Elevator prints of State ID#'s 258-P-433 and 258-P-434

Exhibit 2: Variance packet for 928 Boston Post Road East – Marlborough, MA

Exhibit 3: Variance packet for 106 Central Street – Wellesley, MA

Exhibit 4: Variance packet for 13 On the Commons – Royalston MA

Exhibit 5: Meeting minutes from December 17, 2019

**Motion to Adjourn:** Paul Vigneau

**Seconded:** Brian Ronan

**Vote: 5-0; Adjourned.**

Hearing concluded at 2:41 p.m.

Prepared by: Ruthy Barros