

CHARLES D. BAKER
GOVERNOR

KARYN E. POLITO
LIEUTENANT GOVERNOR

MIKE KENNEALY
SECRETARY OF HOUSING AND
ECONOMIC DEVELOPMENT

Commonwealth of Massachusetts
Division of Professional Licensure
1000 Washington Street, Suite 710
Boston, Massachusetts 02118

EDWARD A. PALLESCHI
UNDERSECRETARY OF CONSUMER
AFFAIRS AND BUSINESS
REGULATION

LAYLA R. D'EMILIA
COMMISSIONER, DIVISION OF
PROFESSIONAL LICENSURE

Minutes

Board of Elevator Regulations

**This meeting was held remotely via GoToMeeting
May 12, 2020 at 9:00 a.m.**

Board Members Present:

Stephen Sampson, Chairman
Eric Morse
David Gaudet
Jacob Nunnemacher
Cheryl Davis
Brian Ronan

Board Members Not Present:

David Morgan

Division of Professional Licensure Staff:

Charles Kilb
Ruthy Barros

Guests Present:

Brandon Hall (ParkPlus, Inc.)
AJ Jenkins (ParkPlus, Inc.)
Michael Hart (ParkPlus, Inc.)
Bob McCarthy (Holland Construction)
Corey Hepburn (Thyssenkrupp Elevator)
Robert Chiampi (Thyssenkrupp Elevator)
Dana Mior (Thyssenkrupp Elevator)
Jon Sullivan (Thyssenkrupp Elevator)
Linvelle Morton (Thyssenkrupp Elevator)
Lawrence Madanda (PurHealth)
Philip Shakeshaft (PurHealth)

The Board discussed the following:

1. The Board went into Quasi-Judicial Session pursuant to M.G.L. c. 30A, §18 to deliberate in the matter of a site visit that was conducted by Stephen Sampson and Brian Ronan at 51 Silver Street, Boston. A motion to go into closed session was placed by Eric Morse and seconded by Cheryl Davis. Vote: 6-0.

Roll Call Vote:

• Stephen Sampson, Chairman	<input checked="" type="checkbox"/> yea	<input type="checkbox"/> nay
• Jacob Nunnemacher	<input checked="" type="checkbox"/> yea	<input type="checkbox"/> nay
• David Gaudet	<input checked="" type="checkbox"/> yea	<input type="checkbox"/> nay
• Cheryl Davis	<input checked="" type="checkbox"/> yea	<input type="checkbox"/> nay
• Brian Ronan	<input checked="" type="checkbox"/> yea	<input type="checkbox"/> nay
• Eric Morse	<input checked="" type="checkbox"/> yea	<input type="checkbox"/> nay

By unanimous decision, the Board went into open session.

2. **30 Penniman Road – Boston, MA [Exhibit 1]**

Product Variance

Product: Lift-Sliding Semi-Automated Parking System

Manufacturer: ParkPlus

Petitioner: Ted Makowski

The petitioner's representative, Brandon Hall was originally in front of the Board on February 4, 2020 seeking a product variance for a 42 car tandem lift-sliding semi-automated parking system to be installed at the above location. At that time, Mr. Hall's variance request was placed on hold for 30 days awaiting further information from the applicant, specifically addressing the pit access, landing door gates and lighting in the pit area. Mr. Hall submitted revised drawings on February 11, 2020 and revised variance requests on February 20th and 24th. Mr. Hall is now seeking a variance from Sections 26.06 – Hoistway gates in non-fire resistive hoistways, 26.07 – Protection at other levels and 26.11 – Car Enclosures and Car Gates. The Board expressed safety concerns regarding pit access, the proposed multi-space gate with a height of 42", where code requires 72" and sensors. Mr. Hall stated that ParkPlus, Inc. did revise the original drawings to include a hatch with a pit access ladder toward the rear of the system. Mr. Hall stated that there are six sensors throughout the lift as illustrated in the drawings provided to the Board. The sensors mainly measure and look for vehicle lengths and over heights, that also double as infrared beams and when the barriers are broken, render the system in an emergency shutdown and the system cannot restart itself until the error is cleared. Mr. Hall also stated that the pit access will have an access key switch and will also include a 3502 key. AJ Jenkins stated that ParkPlus, Inc. could easily have a portable

generator to run the system and or have a permanent generator, but none has been allocated thus far. Lastly, Mr. Hall stated that training is provided to the end user, which will include keypad verification that the machine is ready to operate. ParkPlus, Inc. will provide the Board with a video demonstrating the operation of the exact proposed system. A motion was placed by David Gaudet to close the hearing and deliberate in a closed session. The motion was seconded by Brian Ronan.

Motion: David Gaudet

Seconded: Brian Ronan

Vote: 6-0; Board will deliberate in a closed session.

Roll Call Vote:

• Stephen Sampson, Chairman	<input checked="" type="checkbox"/> yea	<input type="checkbox"/> nay
• Jacob Nunnemacher	<input checked="" type="checkbox"/> yea	<input type="checkbox"/> nay
• David Gaudet	<input checked="" type="checkbox"/> yea	<input type="checkbox"/> nay
• Cheryl Davis	<input checked="" type="checkbox"/> yea	<input type="checkbox"/> nay
• Brian Ronan	<input checked="" type="checkbox"/> yea	<input type="checkbox"/> nay
• Eric Morse	<input checked="" type="checkbox"/> yea	<input type="checkbox"/> nay

3. 16 Marlborough Street – Boston, MA [Exhibit 2]

New Installation

ASME A17.1-2013 Section 5.3.1.10.3

Petitioner: Paul Holland

The petitioner's representatives were in front of the Board seeking a variance from ASME A17.1-2013 Section 5.3.1.10.3., to increase the vertical rise of a residence elevator to 59'-1". Bob McCarthy from Holland Construction stated that CMC Elevator will supply and install a six landing residence elevator. The elevator will have a capacity of 950 pounds, a speed of 40 feet per minute and will serve the ground, first, second, third, fourth and fifth floor levels. The interior of each elevator cab will measure 3'-1" wide x 4'-6" deep x 7'-0" tall, inside dimensions and will have one entrance opening in the elevator cab. The means of raising and lowering the elevator is by a roped hydraulic drive system. The machine room will be constructed adjacent to the hoistway on the ground floor level. Mr. McCarthy stated that the current legal occupancy of the residents is a three family, but as part of the renovation, it is being converted into a single family residence. Mr. McCarthy stated that the reason for the variance request is due to the owners of the above address both having elderly parents that need elevator access for visiting purposes. A motion was placed by David Gaudet to deny the petitioner's request

with the justification that there is inadequate reasoning for a hardship to alter from the code. The motion was seconded by Eric Morse.

Motion: David Gaudet

Seconded: Eric Morse

Vote: 5-0; Denied.

Roll Call Vote:

• Stephen Sampson, Chairman	<input checked="" type="checkbox"/> yea	<input type="checkbox"/> nay
• Jacob Nunnemacher	ABSTAINED	
• David Gaudet	<input checked="" type="checkbox"/> yea	<input type="checkbox"/> nay
• Cheryl Davis	<input checked="" type="checkbox"/> yea	<input type="checkbox"/> nay
• Brian Ronan	<input checked="" type="checkbox"/> yea	<input type="checkbox"/> nay
• Eric Morse	<input checked="" type="checkbox"/> yea	<input type="checkbox"/> nay

4. **100 Cummings Center – Beverly, MA [Exhibit 3]**

State ID: 31-F-32

524 CMR

Petitioner: Pamela Mellor

The petitioner's representatives were in front of the Board requesting permission to remove non-functional ropes from a hydraulic elevator. Corey Hepburn of Thyssenkrupp Elevators stated that there was an inspection done in November and the Inspector cited that the ropes were rouged and needed to be replaced. Mr. Hepburn stated that the ropes are attached to the car top and to an empty counterweight guide and serve no purpose in the elevator's operation. Robert Chiampi of Thyssenkrupp Elevators stated that the counterweight frame can definitely be removed. Board member David Gaudet stated that in order to remove the ropes, the petitioner can apply for a permit and that permit would be justified by an Engineer verifying that the ropes can be removed. A motion was placed by David Gaudet to deny the petitioner's request based on insufficient engineering information. The motion was seconded by Eric Morse.

Motion: David Gaudet

Seconded: Eric Morse

Vote: 6-0; Denied.

Roll Call Vote:

• Stephen Sampson, Chairman	<input checked="" type="checkbox"/> yea	<input type="checkbox"/> nay
• Jacob Nunnemacher	<input checked="" type="checkbox"/> yea	<input type="checkbox"/> nay
• David Gaudet	<input checked="" type="checkbox"/> yea	<input type="checkbox"/> nay
• Cheryl Davis	<input checked="" type="checkbox"/> yea	<input type="checkbox"/> nay
• Brian Ronan	<input checked="" type="checkbox"/> yea	<input type="checkbox"/> nay
• Eric Morse	<input checked="" type="checkbox"/> yea	<input type="checkbox"/> nay

5. **55 Fruit Street – Boston, MA [Exhibit 4]**

Product Variance

Product: HoldSafe Escalator & Walkway Handrail UV Disinfection Unit

Manufacturer: PurHealth

Petitioner: Pamela Mellor

The petitioner's representatives were in front of the Board Seeking a variance to install PurHealth Escalator and Moving Walkway Handrail Disinfecting Systems at the above location. Robert Chiampi of Thyssenkrupp Elevators stated that this product isn't covered in A17.1, but the UL testing complies with A17.5, according to the manufacturer.

Lawrence Madanda of PurHealth stated that to eliminate and reduce the risk of these pinch points, the units have been redesigned for North America. The specification is less than 4mm, reducing any gaps between any moving parts such as the handrail and unit. In addition to that a brush safety guard has been added that would act as a prompt to the user to remove their hand as well as providing a second layer of protection by reducing/eliminating the risk of clothing or any such item making it into the unit. Mr. Madanda stated that there are no units currently installed in the United States and the final unit is currently in production. Per the manufacturer, the unit is recommended be installed in the upward travel so that the unit is installed at the entry point to give visibility to the users. Philip Shakeshaft of PurHealth did confirm that the unit is independent and does not interact with the controller. Mr. Madanda stated that Ultraviolet LED has a 10,000 hour lifetime so the manufacturer recommends replacement of those LED modules which could be anywhere from 13 to 24 months. A motion was placed by David Gaudet place the case on hold for 90 days for the applicant to revise the submission. The motion was seconded by Cheryl Davis.

Motion: David Gaudet

Seconded: Eric Morse

Vote: 6-0; Placed on hold for 90 days.

Roll Call Vote:

• Stephen Sampson, Chairman	<input checked="" type="checkbox"/> yea	<input type="checkbox"/> nay
• Jacob Nunnemacher	<input checked="" type="checkbox"/> yea	<input type="checkbox"/> nay
• David Gaudet	<input checked="" type="checkbox"/> yea	<input type="checkbox"/> nay
• Cheryl Davis	<input checked="" type="checkbox"/> yea	<input type="checkbox"/> nay
• Brian Ronan	<input checked="" type="checkbox"/> yea	<input type="checkbox"/> nay
• Eric Morse	<input checked="" type="checkbox"/> yea	<input type="checkbox"/> nay

6. **Approval of meeting minutes from May 5, 2020 [Exhibit 5]**

A motion was put forth by Cheryl Davis to accept the minutes as written. The motion was seconded by David Gaudet. **Vote: 6-0; Granted.**

Roll Call Vote:

• Stephen Sampson, Chairman	<input checked="" type="checkbox"/> yea	<input type="checkbox"/> nay
• Jacob Nunnemacher	<input checked="" type="checkbox"/> yea	<input type="checkbox"/> nay
• David Gaudet	<input checked="" type="checkbox"/> yea	<input type="checkbox"/> nay
• Cheryl Davis	<input checked="" type="checkbox"/> yea	<input type="checkbox"/> nay
• Brian Ronan	<input checked="" type="checkbox"/> yea	<input type="checkbox"/> nay
• Eric Morse	<input checked="" type="checkbox"/> yea	<input type="checkbox"/> nay

7. The Board went into Quasi-Judicial Session pursuant to M.G.L. c. 30A, §18 to deliberate in the matter of 30 Penniman Road, Allston. A motion to go into closed session was placed by Jacob Nunnemacher and seconded by Cheryl Davis. Vote: 6-0.

Roll Call Vote:

• Stephen Sampson, Chairman	<input checked="" type="checkbox"/> yea	<input type="checkbox"/> nay
• Jacob Nunnemacher	<input checked="" type="checkbox"/> yea	<input type="checkbox"/> nay
• David Gaudet	<input checked="" type="checkbox"/> yea	<input type="checkbox"/> nay
• Cheryl Davis	<input checked="" type="checkbox"/> yea	<input type="checkbox"/> nay
• Brian Ronan	<input checked="" type="checkbox"/> yea	<input type="checkbox"/> nay
• Eric Morse	<input checked="" type="checkbox"/> yea	<input type="checkbox"/> nay

By unanimous decision, the Board went into open session.

8. **Old Business:**

The Board briefly discussed the matter of mounting video screens in elevator cabs, specifically three walls of the cab would be a video display and unanimously agreed to continue the discussion.

The Board then addressed the outstanding petition for 36 Stoney Brook Road, Hopkinton. The petitioner was in front of the Board on March 3, 2020 seeking a variance from ASME A17.1-2013 Section 5.3.1.10.1 – Private Residence Elevators Capacity. Placed on hold for 30 days. The petitioner will be contacted by OPSI for a response.

Exhibit List:

Exhibit 1: Variance packet for 30 Penniman Road – Boston, MA

Exhibit 2: Variance packet for 16 Marlborough Street – Boston, MA

Exhibit 3: Variance packet for 100 Cummings Center – Beverly, MA

Exhibit 4: Variance packet for 55 Fruit Street – Boston, MA

Exhibit 5: Meeting minutes from May 5, 2020

Motion to Adjourn: Eric Morse

Seconded: Jacob Nunnemacher

Vote: 6-0; Adjourned.

Roll Call Vote:

• Stephen Sampson, Chairman	<input checked="" type="checkbox"/> yea	<input type="checkbox"/> nay
• Jacob Nunnemacher	<input checked="" type="checkbox"/> yea	<input type="checkbox"/> nay
• David Gaudet	<input checked="" type="checkbox"/> yea	<input type="checkbox"/> nay
• Cheryl Davis	<input checked="" type="checkbox"/> yea	<input type="checkbox"/> nay
• Brian Ronan	<input checked="" type="checkbox"/> yea	<input type="checkbox"/> nay
• Eric Morse	<input checked="" type="checkbox"/> yea	<input type="checkbox"/> nay

Hearing concluded at 12:39 a.m.

Prepared by: Ruthy Barros