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Office of Public Safety and Inspections**

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Minutes

**Meeting of the
Board of Elevator Regulations
October 22, 2024, at 1:00 p.m.**

**1000 Washington Street
Boston, MA 02118
1st Floor-Room 1D
Hybrid Meeting via Microsoft Teams**

Board Members Present:

Eric Morse, Acting Chair
David Gaudet
Christopher Towski
Tim Morgan
Brian Ronan
Anthony Buonopane

Division of Occupational Licensure Staff:

Peter Kelley
Gayle Richardson
Jay Ryan
Walter Zalenski - Remote
Johnny Rubyck - Remote

Board Members Absent:

Neil Mullane

Guests Present:

Ryan Myers – Harding Autopark Systems
Patrick Flaherty – Harding Autopark Systems
Amy Ledoux – Chip Webster Architecture
Chip Webster – Chip Webster Architecture
Elliot Marson – Woodmeister Master Builders

Call to Order: 1:05 p.m.:

1. Roll call.



2. VAR23-0049

[Exhibit 1]

93 Bennington Street Revere

New Install of CombiLift 543 - Semi Automated Parking System

Code Reference: 524 CMR 26.07 and 26.11

Petitioner: Matthew D'Amico

The petitioner seeks variance from code 524 CMR 26.07- protection at other levels and 524 CMR 26.11 - car enclosure and car gates for a Semi-Automated Parking Device.

Ryan Myers gave a summary of the product, which is named CombiLift 543 and is a Semi Automated Parking System. Ryan shared his screen to present the documentation that was submitted as [Exhibit 1]. This system is a three-level tandem configuration parking system, with a total of 76 spaces with 4 units that will be self-parked by the residents. No provisions have been made for electric cars with this parking system.

In addition, he provided the following details regarding the Semi-Automated Parking Device:

- All vehicle parking starts on level one.
- For row one the maximum car height on the upper level is 5'8 3/4", on the lower level is 5'10 3/4" and on the entry level is 6'8 1/3". For row two the maximum car height on the upper level is 5'8 3/4", on the lower level is 5'10 3/4" and on the entry level is 6'8 1/3".
- The weight capacity will be 5720 pounds.
- The spaces will be assigned to specific vehicles based on the size and weight of the vehicle.
- There is a vehicle height limiting sensor at 5' 9" which detects if it is a vehicle assigned to a pit-level platform or upper-level platform, and if it is not, then the system will not allow the vehicle to be parked.
- The gate is full height, seven feet two inches, mesh sliding gates that are interlocked with the controls and has a reopening device which includes an emergency pull release. There are pressure sensors that are the full height of the gate, the electric eye at guardrail height, and a front-to-back laser system in lieu of fencing.
- The machine control room has a disconnect immediately adjacent to the door opening and disconnects beside each of four (4) operating pumping units. The door panel is adjacent to the wall with the disconnect.
- Pit access is immediately behind the machine control room through a stair corridor with a left and right standard size door to access the machines for maintenance and service with an additional access door from the garage. The corridors are two feet three and nine sixteenths' inches wide and will be interlocked.

After questions from the board, Ryan Myers provided the following additional details:

- The platforms are a flat service with ridges for traction with no holes or gaps. There is a fixed bridge cover piece on each platform that does not move.
- The height clearance within the platform is six feet ten inches.
- Sprinklers will not be in the elevator machine room, which is a floor to ceiling enclosed room. Clarification that the sprinkler system has been designed to Extra Hazard Group 2.

- There are four hydraulic power units, one for each unit in the pit. They do not currently have individual disconnects but that can be added. The pit door interlock has to be reset at the HDMI and does not automatically reset upon the door closing.
- The pit doors are locked, and the keys will be housed in a lock box in the elevator control room. There is standard signage stating Maintenance Personnel Only.
- The platform width is eight feet flat left to right and the maximum width allowed is seven feet ten inches including mirrors.
- Each resident will be provided with an RFID fob that will be used to enter and exit the parking structure.

Tim Morgan made a motion to grant the request for variance of 524 CMR 26.07 and 26.11 with the justification that alternate means of safety have been met, conditioned on the Board conducting a site review before the acceptance inspection takes place. The motion was seconded by Anthony Buonopane. Vote 4-0-2

Motion: Tim Morgan

Seconded: Anthony Buonopane

Vote: 4-0-2 Granted with condition

Roll Call Vote:

- | | | | |
|----------------------|---|------------------------------|---|
| • Eric Morse | <input checked="" type="checkbox"/> aye | <input type="checkbox"/> nay | <input type="checkbox"/> abstain |
| • David Gaudet | <input type="checkbox"/> aye | <input type="checkbox"/> nay | <input checked="" type="checkbox"/> abstain |
| • Christopher Towski | <input type="checkbox"/> aye | <input type="checkbox"/> nay | <input checked="" type="checkbox"/> abstain |
| • Tim Morgan | <input checked="" type="checkbox"/> aye | <input type="checkbox"/> nay | <input type="checkbox"/> abstain |
| • Brian Ronan | <input checked="" type="checkbox"/> aye | <input type="checkbox"/> nay | <input type="checkbox"/> abstain |
| • Anthony Buonopane | <input checked="" type="checkbox"/> aye | <input type="checkbox"/> nay | <input type="checkbox"/> abstain |

3. VAR24-0088

[Exhibit 2]

26 Washington Street Nantucket

New Install

Code: 2018 524 CMR Section 1.06 (5)

Petitioner: Amy Ledoux

The petitioner seeks variance from 2018 524 CMR Section 1.06 (5) for approval to move forward under the single-Family Owner-Occupied class code, as opposed to class code 'Passenger', to install a Savaria Eclipse Home Elevator.

The petitioner gave a summary of the request to install a residential lift in the home which is currently classified as an owner-occupied lodging house. The house will offer three transient lodging rooms and the second floor will be owner occupied. There are common rooms on the first floor along with the 3 transient lodging rooms. Entrance to the residential lift will be on the ground floor and will have a lock that will only be utilized for personal use by the owners of the home but will be able to open on each level of the home.

After discussion by the board, David Gaudet made a motion to deny the request for variance of 2018 524 CMR Section 1.06 (5) with the justification that residential elevators can only be installed in owner occupied single family residences and this property is an owner-occupied lodging house. The motion was seconded by Christopher Towski. Vote 6-0-0

Motion: David Gaudet
Seconded: Christopher Towski
Vote: 6-0-0 Denied
Roll Call Vote:

- | | | | |
|----------------------|---|------------------------------|----------------------------------|
| • Eric Morse | <input checked="" type="checkbox"/> aye | <input type="checkbox"/> nay | <input type="checkbox"/> abstain |
| • David Gaudet | <input checked="" type="checkbox"/> aye | <input type="checkbox"/> nay | <input type="checkbox"/> abstain |
| • Christopher Towski | <input checked="" type="checkbox"/> aye | <input type="checkbox"/> nay | <input type="checkbox"/> abstain |
| • Tim Morgan | <input checked="" type="checkbox"/> aye | <input type="checkbox"/> nay | <input type="checkbox"/> abstain |
| • Brian Ronan | <input checked="" type="checkbox"/> aye | <input type="checkbox"/> nay | <input type="checkbox"/> abstain |
| • Anthony Buonopane | <input checked="" type="checkbox"/> aye | <input type="checkbox"/> nay | <input type="checkbox"/> abstain |

4. The board took up the following items out of order from the meeting notice:

5. **Approval of August 27, 2024, meeting minutes.** - Tabled

The minutes were tabled for a future meeting. No action was taken on this matter.

6. Gayle Richardson notified the board related to VAR23-0080, the wrong property address was administratively corrected in the final decision.

7. Gayle Richardson gave an update on the Division of Licensure (DOL) move. DOL will be moving in March of 2025 to One Federal Street, Boston. Logistics and outreach for the move are currently being addressed and planned.

8. **Review notes of comments and written comments from October 2, 2024, Board of Elevator Regulations Public Hearing. [Exhibit 3]**

The board reviewed, reserving further action on any commentary related to changes to code until such time as the Board has those code sections under review (e.g., § 26, dumbwaiters). No action taken on matters under the jurisdiction of legislature or the department.

9. The following variances were administratively issued since the last BER meeting:

- VAR24-0078 at 383 Mill Street Worcester under State ID # 348-P-1191
- VAR24-0080 at 370 West Street Leominster under State ID # 153-P-127

10. Chris Towski moved to Adjourn the meeting. Motion was seconded by Brian Ronan. By unanimous decision the board adjourned at 3:13 p.m.

Prepared by: Gayle Richardson

Exhibit List:

- | | |
|-------------|---|
| Exhibit 1: | Variance packet for 93 Bennington Street Revere |
| Exhibit 2: | Variance packet for 26 Washington Street Nantucket |
| Exhibit 3: | Summary of oral comments presented during October 2, 2024, Public Hearing |
| Exhibit 3A: | Written submissions for October 2, 2024, Public Hearing |