



MAURA HEALEY
GOVERNOR

KIM DRISCOLL
LIEUTENANT GOVERNOR

YVONNE HAO
SECRETARY, EXECUTIVE OFFICE
OF ECONOMIC DEVELOPMENT

Commonwealth of Massachusetts
Division of Occupational Licensure
Office of Public Safety and Inspections

1000 Washington Street, Suite 710
Boston, Massachusetts 02118

LAYLA R. D'EMILIA
UNDERSECRETARY, CONSUMER
AFFAIRS AND BUSINESS
REGULATION

SARAH R. WILKINSON
COMMISSIONER, DIVISION OF
OCCUPATIONAL LICENSURE

Minutes

Meeting of the
Board of Elevator Regulations
November 19, 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
Neil Mullane - remote
Anthony Buonopane
Tim Morgan - remote

Board Members Absent:

Brian Ronan
Christopher Towski

Guests Present:

Carol Sausville
Marylynn Miller
Brent Lewis
Tyde Biggerstaff
Garrett King
Matt D'Amico
Christopher Angelakis
Jeff Murray

Division of Occupational Licensure Staff:

Peter Kelley
Gayle Richardson
Jay Ryan (remote)
John Rubyck (remote)
Walter Zalenski (remote)
Martin Gould (remote)
Thomas Lacey (remote)
Sean Pierce (remote)

Call to Order: 1:14 p.m.:

1. Roll call.



2. VAR24-0086

[Exhibit 1]

93 Pleasant Street Warren

New Install

Code Reference: A18.1 2014 2.7.1 Limitation of Load, Speed, and Travel

Petitioner: Carol Sausville

The petitioner is seeking a variance, related to a new installation, from A18.1 2014 (Platform Lifts and Chairlifts), § 2.7.1, Limitation of Load, Speed, and Travel, incorporated by reference in 524 Code Mass. Regs. § 38.00 as the proposed travel exceeds code requirements of 14 feet.

Carol Sausville gave a summary of the request by providing that she is converting an existing 1100 sq. foot space above a 3-car garage into an apartment for her and her husband.

She provided the following additional details:

- The town approved the construction, but the petitioner needed to provide a second form of egress, so an addition was built, that is a two-level deck on the outside of the garage.
- The travel of this unit is currently planned to be 16'4".
- There is a double door leading into the apartment on the second level and a stairway that leads from the entryway on the first floor to the existing second level apartment entrance.
- The floor level was set based on the existing garage floor level.
- Adding a ramp is not possible based on the elevation of the land and the town variances for setbacks was not able to add two feet and the slope is approximately a 25-foot drop down to the property line. Additionally, a ramp would be two feet above the door to the garage.

Marylynn Miller indicated that they could not utilize a residential elevator as it would require a full hoistway enclosure model and based on her property line, the additional space required would be out of her boundaries.

After a discussion of the requested variance, Neil Mullane moved to place the petition on hold for no more than 60 days, which would have a deadline of January 18, 2025, for the petitioner to present further documentation, including additional photos with a complete picture of all other conditions/options discussed today, architectural drawings with the plan view of the loft with the addition of existing home and where the lift will sit including grade, an elevation view of the height and the drawings of how the lift will be attached to the house, and the dimensions involved in the possible ramp area. The motion was seconded by Anthony Buonopane. Vote 5-0-0

Motion: Neil Mullane

Seconded: Anthony Buonopane

Vote: Placed on hold

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 |
| • Tim Morgan | <input checked="" type="checkbox"/> aye <input type="checkbox"/> nay <input type="checkbox"/> abstain |
| • Neil Mullane | <input checked="" type="checkbox"/> aye <input type="checkbox"/> nay <input type="checkbox"/> abstain |

3. VAR24-0093

[Exhibit 2]

93 State Street Newburyport

Product Variance for New Parking System

Code Reference: Multiple 524 CMR codes requested: 524 CMR Section 26 - 26.05.1, 26.06.4, 26.11.1, and 26.11.2 / 524 CMR Section 35 - 35-2.26.4.1 (a) and 35-2.1.5

Petitioner: Tyde Biggerstaff

The petitioner is seeking a variance of multiple code sections under 524 CMR for the new installation of a puzzle parking system by Silman Industries.

Tyde Biggerstaff gave a summary of the request by providing that this will be a minus 1, plus two, puzzle system with 49 spaces. There are three levels: one below grade, two at or above grade. They are requesting an open concept machine room with two panels, that are two PLC's with two disconnects located in the garage. They will add a cage around it to make it a self-contained control room. The garage will be temperature controlled.

The safety features include over height, over length and over width sensors, 42-inch handrails, a 6-foot gate, front gate sensors preventing the gate from closing and the system will not move if the gate is open, fire access with estops.

Christopher Angelakis provided that pit access is a floor access hatch that has a lock out tag out, door that includes a cut off so that once the door is open there is no motion available in the system.

Garrett King shared the board packet within Microsoft Teams and provided that the elevation of the pit is 8'1/2".

Tyde Biggerstaff and Christopher Anglakis provided the following additional information in response to questions from the board members:

- The design of the lock out tag out is to go into the control room and physically hit the disconnect.
- The hatch has a magnetic lock on it that will release when the disconnect is enabled.
- There is also a redundant backup with a manual estop inside the hatch area with a keyed door for access to the pit, but the keyed door does not have an electrical interlock.
- The access door is a full-size door that swings into the hatch area.
- The ladder down to the hatch area is flush with the floor.
- Safety signs will be provided to identify fire access.
- The opening of the hatch area is 48" x 48" and is specified as structurally drivable and can hold up to the weight of a car on top of it.
- Discussion with the local fire department took place during the design phase of this project.
- The 42-inch gate is a specific part of the variance request since the building will not be open to the public, and the system will be located inside of a garage with a roll up door with code access. The parking system will be utilized by trained bank employees and there is no intent to have a parking attendant.

Jeff Murray indicated that the 49 parking spaces will be assigned for bank employees only with a punch in, punch out code to access and exit the garage. The system will not move until the exit code has been utilized.

After a discussion of the requested variance, Eric Morse moved to place the petition on hold for no more than 60 days, which would have a deadline of January 18, 2025, for the petitioner to present additional documentation: plans with a code compliant gate, code compliant control rooms, code compliance for the pits, specific details on the over height, over length and over width sensors including the placement of the sensors and how they operate, and information on how the system operates including instructions on the kiosks and how people will interface with the system, confirmation of compliance with the remainder of the relevant elevator code and building code for the windows and details of what they look like next to the lift and last, letter from Fire Department that the hatch is fully accessible by the Fire Department in full gear. The petitioner will review sections 26.07 and 26.11 to verify if they are code compliant and/or need to add those codes to the variance request. Tim Morgan seconded the motion. Vote: 5-0-0

Motion: Eric Morse

Seconded: Tim Morgan

Vote: Placed on hold

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 |
| • Tim Morgan | <input checked="" type="checkbox"/> aye | <input type="checkbox"/> nay | <input type="checkbox"/> abstain |
| • Neil Mullane | <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 recessed from 3:03 p.m. to 3:11 p.m.

5. **Approval of October 2, 2024, meeting minutes. [Exhibit 3]**

Tim Morgan moved to accept the minutes as written. The motion was seconded by Anthony Buonopane. Vote 5-0-0

Motion: Tim Morgan

Seconded: Anthony Buonopane

Vote: Accepted as written

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 |
| • Tim Morgan | <input checked="" type="checkbox"/> aye | <input type="checkbox"/> nay | <input type="checkbox"/> abstain |
| • Neil Mullane | <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 |

6. **Approval of October 29, 2024, meeting minutes.**

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

7. The board reviewed and discussed the Board of Elevator Regulations meeting schedule for calendar year 2025 **[Exhibit 4]**. Eric Morse moved to accept the Board of Elevator

Regulations 2025 schedule as amended. The motion was seconded by Tim Morgan.
Vote 5-0-0

Motion: Eric Morse

Seconded: Tim Morgan

Vote: Accepted as edited

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 |
| • Tim Morgan | <input checked="" type="checkbox"/> aye | <input type="checkbox"/> nay | <input type="checkbox"/> abstain |
| • Neil Mullane | <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 |

8. Matters not reasonably anticipated 48 hours in advance of meeting.
9. Tim Morgan moved to Adjourn the meeting. Motion was seconded by Anthony Buonopane. Vote 5-0-0.

Motion: Tim Morgan

Seconded: Anthony Buonopane

Vote: Granted

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 |
| • Tim Morgan | <input checked="" type="checkbox"/> aye | <input type="checkbox"/> nay | <input type="checkbox"/> abstain |
| • Neil Mullane | <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 |

Meeting adjourned at 3:25 p.m.

Prepared by: Gayle Richardson

Exhibit List:

- Exhibit 1: Variance packet for 93 Pleasant Street Warren
Exhibit 2: Variance packet for 93 State Street Newburyport
Exhibit 3: Meeting Minutes October 2, 2024
Exhibit 4: Proposed BER 2025 Meeting Schedule