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Minutes

Meeting of the
Board of Elevator Regulations
November 5, 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
Neil Mullane (remote)

Division of Occupational Licensure Staff:

Peter Kelley
Gayle Richardson
Jay Ryan
John Rubyck (remote)

Guests Present:

Kevin Hastings - Hastings Consulting (Code Consultant)
Paul Ippolito - Museum of Science
Angela Nelson - Museum of Science
Sindu Meier - William Rawn Associates (Architects)
Nikul Patel - William Rawn Associates
Sam Landay - William Rawn Associates
John Healy – Springfield Housing Authority
Joe McNamara- OTIS Elevator
Samantha Kowalczyk- OTIS Elevator
Christine Parnell - OTIS Elevator

Call to Order: 1:04 p.m.:

1. Roll call.



2. VAR24-0072

[Exhibit 1]

1 Science Park Cambridge

State ID: 49-F-966

Code Reference: 524 CMR Section 3.7.1.11(c) and 524 CMR Section 35.00 2.7.3.1.3

Petitioner: Kevin Hastings

The petitioner is again before the board following a September 17, 2024, appearance, after which petitioner provided additional information including photographs, split system diagrams, oil cooler locations, the dimensions, the hydraulic system including the schedule, bends welding, and the layout of the equipment and pipes, pursuant to the board’s request. The Museum is modernizing the existing 16,000 lb freight elevator and the existing machine room is undersized for space and clearance and is located 12'-0" from the elevator hoistway. For this reason, the Museum is requesting a variance to install the new equipment within the existing machine room.

Sam Landay shared his screen with the board to summarize the updates made to the documentation that was submitted (Exhibit 1) which included a project overview, the existing machine room layout, the proposed machine room layout, the proposed Duct/Pipe layout, the existing conditions for context and photos of the exiting piping for reference.

During discussion regarding the placement of the access door, the petitioner indicated that they will move the location of the access door to the north. By this access door relocation, the variance request for ASME A17.1-2013 § 2.8.3.4 is moot, as the pipes will be out of the machine room.

Neil Mullane moved to grant the application for variance on 524 CMR Section 35 3.7.1.11(c) to allow the existing machine room location, approximately 12 feet from the hoistway, with the condition that an oil line with solid pipe and no bends be contained from the machine room to the hoistway. Justification is the existing conditions that prevent moving the machine room closer. Tim Morgan seconded the motion. Vote: 7-0-0

Motion: Neil Mullane

Seconded: Tim Morgan

Vote: Granted with condition

Roll Call Vote:

- Eric Morse aye nay abstain
- David Gaudet aye nay abstain
- Christopher Towski aye nay abstain
- Tim Morgan aye nay abstain
- Brian Ronan aye nay abstain
- Anthony Buonopane aye nay abstain
- Neil Mullane aye nay abstain

3. VAR24-0090

[Exhibit 2]

67 Sanderson Street Springfield

State ID: 281-P-641

Code Reference: 524 CMR Section 2.26.2.21

Petitioner: Jan Kelley

Elevator 281-P-641 is under contract with Associated Elevator for a modernization project under permit ELV24-3732. They are requesting a variance for an extension for the FS90 violation issued for this unit (INS-685932 90 Day Annual Reinspection is scheduled for November 7, 2024) as the work will be updated with the modernization project. The timeline for this project is December 16, 2024, through April 16, 2025.

John Healy summarized the request for variance by explaining that they are currently in the process of a modernization project for the Springfield Housing Authority and is asking that the reinspection for the FS90 violation be postponed until they can start the modernization project on this elevator. The timeline for the project for this address is December 16, 2024, through April 16, 2025. He informed the board that there are a total of ten elevators involved in the modernization project and that the work is being done one elevator at a time. He confirmed that all materials needed are already on site and ready to go once the elevator currently being modernized is completed and that the project is currently on time.

David Gaudet moved to grant the extension on the reinspection for the FS90 violation to December 22, 2024, when the elevator will either be taken out of service for the modernization project or will be verified by a compliance inspection. The motion was seconded by Tim Morgan. Vote 7-0-0 Deadline December 22, 2024.

Motion: David Gaudet
Seconded: Tim Morgan
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 |
| • 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 |
| • Neil Mullane | <input checked="" type="checkbox"/> | aye | <input type="checkbox"/> | nay | <input type="checkbox"/> | abstain |

4. VAR24-0091

[Exhibit 3]

69 Sanderson Street Springfield

State ID: 281-P-642

Code Reference: 524 CMR Section 2.26.2.21

Petitioner: Jan Kelley

Elevator 281-P-642 is under contract for a modernization project under permit ELV24-3733. They are requesting a variance for an extension for the FS90 violation issued for this unit (INS-685949 90 Day Annual Reinspection is scheduled for November 7, 2024) as the work will be updated with the modernization project. The timeline for this project is April 21, 2025, through July 18, 2025.

John Healy gave a summary of the request for variance by again explaining that they are currently in the process of a modernization project for the Springfield Housing Authority and is asking that the inspection for FS90 repair work be postponed until they can start the modernization project on this elevator. The timeline for this project is April 21, 2025, through July 18, 2025. There are a total of ten elevators involved in the modernization

project and the work is being done one elevator at a time. Associated Elevator is doing the work on six of the ten elevators including this one.

Mr. Healy informed the board that they will be creating a passthrough between 67 Sanderson Street and 69 Sanderson Street so that both buildings will have access to one elevator as the building houses elderly and disabled residents. This building has eight floors with a total of 56 units.

Anthony Buonopane provided additional information that a permit was applied for on December 30, 2022, and issued under ELV22-8561 on January 11, 2023, for an alteration. The proposed work listed for the permit was: “FS90 upgrade to rectify firefighter phase 2 COP stop switch door operation. Includes applicable software, hardware, relay, contact and wiring.”, but that the work was not completed.

After discussion by the board, Eric Morse made a motion to grant the application for an extension on the FS90 repair work only until December 9, 2024, at which time an FS 90 re-inspection will take place, given the permit outstandings since 2022. The motion was seconded by David Gaudet. Vote 7-0-0 Deadline December 9, 2024.

Motion: Eric Morse
Seconded: David Gaudet
Vote: Granted with condition
Roll Call Vote:

- Eric Morse aye nay abstain
- David Gaudet aye nay abstain
- Christopher Towski aye nay abstain
- Tim Morgan aye nay abstain
- Brian Ronan aye nay abstain
- Anthony Buonopane aye nay abstain
- Neil Mullane aye nay abstain

5. VAR24-0092 **[Exhibit 4]**
334 Main Street Great Barrington
State ID: 113-P-32
Code Reference: A17.1 - 2.27.3.3.3.1d
Petitioner: Otis Elevator Company – Agawam

The petitioner is seeking a variance from A17.1 – 2.27.3.3.3.1d for an extension for the FS90 violation issued for this unit (INS-679742 - 90 Day Annual Reinspection is scheduled for December 23, 2024) as the work will be updated with the modernization project. The estimated start date of the modernization is March 2025, if down payment is made and the materials arrive, neither of which has yet occurred.

Christine Parnell gave a summary of the request for variance by explaining that they are planning a modernization project that would include any FS90 repairs to be done.

Neil Mullane moved to deny the application for an extension on the FS90 repair work beyond the current scheduled inspection date of December 23, 2024, as the corrective action is available and there is date-certain for commencement of the modernization project to start, noting in passing that the department could still, in its discretion, extend the reinspection period. The motion was seconded by Tim Morgan. Vote 7-0-0

Motion: Neil Mullane
Seconded: Tim Morgan
Vote: Denied
Roll Call Vote:

- Eric Morse aye nay abstain
- David Gaudet aye nay abstain
- Christopher Towski aye nay abstain
- Tim Morgan aye nay abstain
- Brian Ronan aye nay abstain
- Anthony Buonopane aye nay abstain
- Neil Mullane aye nay abstain

6. Approval of meeting minutes from October 2, 2024. – tabled.

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

7. Approval of October 22, 2024, meeting minutes. [Exhibit 5]

Christopher Towski moved to accept the minutes as presented. The motion was seconded by Tim Morgan. Vote 6-0-1

Motion: Christopher Towski
Seconded: Tim Morgan
Vote: Accepted
Roll Call Vote:

- Eric Morse aye nay abstain
- David Gaudet aye nay abstain
- Christopher Towski aye nay abstain
- Tim Morgan aye nay abstain
- Brian Ronan aye nay abstain
- Anthony Buonopane aye nay abstain
- Neil Mullane aye nay abstain

8. Chris Towski moved to Adjourn the meeting. Motion was seconded by Brian Ronan. Vote 7-0-0.

Motion: Christopher Towski
Seconded: Brian Ronan
Roll Call Vote:

- Eric Morse aye nay abstain
- David Gaudet aye nay abstain
- Christopher Towski aye nay abstain
- Tim Morgan aye nay abstain
- Brian Ronan aye nay abstain
- Anthony Buonopane aye nay abstain
- Neil Mullane aye nay abstain

Meeting adjourned at 2:58 p.m.
Prepared by: Gayle Richardson

Exhibit List:

- Exhibit 1: Variance packet for 1 Science Park Cambridge
- Exhibit 2: Variance packet for 67 Sanderson Street Springfield
- Exhibit 3: Variance packet for 69 Sanderson Street Springfield
- Exhibit 4: Variance packet for 334 Main Street Great Barrington
- Exhibit 5: Meeting Minutes October 22, 2024