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**Commonwealth of Massachusetts
Division of Occupational Licensure**

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Minutes

**Meeting of the
Board of Elevator Regulations
August 16, 2022 at 1:00 p.m.**

**1000 Washington Street
Boston, MA 02118
1st Floor – Room 1D**

Board Members Present:

Eric Morse, Acting Chair
David Gaudet
David Morgan
Thomas McDermott
Christopher Towski
Neil Mullane

Board Members Absent:

Brian Ronan

Guests Present:

Julie Canelos
Philip Canelos
Brandon Hall

Division of Occupational Licensure Staff:

Kristina Gasson
Ruthy Barros

Call to Order 1:05 pm:

- 1. 144 Old Colony Avenue, Boston [Exhibit 1]
New Installation
524 CMR Sections 26.07 and 26.11
Petitioner: Julie Canelos**

The petitioner is seeking a variance from 524 CMR Section 26.07 – Protection at Other Levels and 524 CMR Section 26.11 – Car Enclosure and Car Gates. The petitioner is requesting that in place of metal gates on each platform, at entrance level, they will install a beam with a reflector to prevent the machine from operating in the event that a car door is accidentally left open, or the vehicle is parked too close to the edge of the platform. The petitioner testified that if the beam is interrupted, the unit will not run. The five-story building will be mixed use with condominiums and the proposed automated parking system is a Combilift 543 (Wöhr/Harding Steel) product, consisting of 8 platforms (3 – upper storage levels, 2 – middle entrance levels, 3 – lower pit storage levels). The Board had safety questions regarding possible pinch points, if the doors meet code, and input from BFD. The Board also requested a revised plan of the three floors, illustrating the location of the access doors and machine room. A motion was made by Thomas McDermott to place the petitioner’s request on hold for 60 days (October 15, 2022) to allow the petitioner to supply the Board with updated plans and drawings. The motion was seconded by Christopher Towski.

Motion: Thomas McDermott
Seconded: Christopher Towski
Vote: 6-0; Placed on hold for 60 days.

Roll Call Vote:

- | | | |
|----------------------|---|------------------------------|
| • David Gaudet | <input checked="" type="checkbox"/> yea | <input type="checkbox"/> nay |
| • Christopher Towski | <input checked="" type="checkbox"/> yea | <input type="checkbox"/> nay |
| • David Morgan | <input checked="" type="checkbox"/> yea | <input type="checkbox"/> nay |
| • Neil Mullane | <input checked="" type="checkbox"/> yea | <input type="checkbox"/> nay |
| • Thomas McDermott | <input checked="" type="checkbox"/> yea | <input type="checkbox"/> nay |
| • Eric Morse | <input checked="" type="checkbox"/> yea | <input type="checkbox"/> nay |

2. **277 Border Street, Boston [Exhibit 2]**
New Installation
524 CMR Sections 26.07, 26.11 and 26.16
Petitioner: Brandon Hall

The petitioner previously appeared before the Board on July 26, 2022 seeking a variance from 524 CMR Sections 26.07 – Protection at Other Levels, 26.11 – Car Enclosures and Car Gates, and 26.16 – Terminal Stopping Devices and Operating Controls. The petitioner stated that Parkmatic is proposing to install a Class III type semi-automated parking system at the above address. At that time, the Board voted to place the petitioner’s variance on hold for 30 days, to allow the petitioner time to come back to the Board with additional information, e.g., style of door/gates, HMI, pictures etc. Mr. Hall is back with additional documentation for the proposed gate system. The petitioner stated

that mesh will be added to gate pickets and discussed the photo eye locations and operation and answered questions about the electric eyes around the platform. Mr. Hall stated the more sensors on the ground level has historically caused faults. A motion was made by Neil Mullane to grant a variance from Sections 26.07 and 26.11, with the condition that two additional sensors be added between the platforms for alternate safety means. The variance request for Section 26.16 was denied as unit is code compliant. Petitioner will provide fire safety or engineering data on platform and a Board site visit will be required prior to the acceptance inspection. The motion was seconded by Christopher Towski.

Motion: Neil Mullane

Seconded: Christopher Towski

Vote: 5-0; Partially granted. David Gaudet abstained.

Roll Call Vote:

	Abstained	
• David Gaudet		
• Christopher Towski	<input checked="" type="checkbox"/> yea	<input type="checkbox"/> nay
• David Morgan	<input checked="" type="checkbox"/> yea	<input type="checkbox"/> nay
• Neil Mullane	<input checked="" type="checkbox"/> yea	<input type="checkbox"/> nay
• Thomas McDermott	<input checked="" type="checkbox"/> yea	<input type="checkbox"/> nay
• Eric Morse	<input checked="" type="checkbox"/> yea	<input type="checkbox"/> nay

The Board recessed at 2:50 p.m. and resumed the meeting at 2:56 p.m. David Gaudet left the meeting at 2:55 p.m.

3. 277 Border Street, Boston [Exhibit 3]

New Installation

524 CMR Sections 26.07, 26.11 and 26.16

Petitioner: Brandon Hall

The petitioner appeared before the Board seeking a variance from 524 CMR Sections 26.07 – Protection at Other Levels, 26.11 – Car Enclosures and Car Gates, and 26.16 – Terminal Stopping Devices and Operating Controls. The petitioner stated that Parkmatic is proposing to install a Class III type semi-automated parking system at the above address. This system, when complete, will offer 29 parking spaces and will serve as Parkmatic’s second semi- automated system in the Commonwealth of Massachusetts. The petitioner stated that the Parkmatic machine will not have dividers or ropes 42” high between parking cubicles because this feature significantly impacts egress means to exit the motor vehicle after parking and the dividers or ropes also damage the vehicle’s doors. Also, the Parkmatic Puzzle machine does not have 42” high rails on all car sides not used for entrance or exit, as this condition seriously impacts egress ability as an operator exits

the motor vehicle after parking. The machine does employ a 48” safety gate. A motion was made by Neil Mullane to grant a variance from Sections 26.07 and 26.11, with the condition that two additional sensors be added between the platforms for alternate safety means. The variance request for Section 26.16 was denied as unit is code compliant. Petitioner will provide fire safety or engineering data on platform and a Board site visit will be required prior to the acceptance inspection. The motion was seconded by Christopher Towski.

Motion: Neil Mullane

Seconded: Christopher Towski

Vote: 5-0; Partially granted.

Roll Call Vote:

- | | | |
|----------------------|---|------------------------------|
| • Christopher Towski | <input checked="" type="checkbox"/> yea | <input type="checkbox"/> nay |
| • David Morgan | <input checked="" type="checkbox"/> yea | <input type="checkbox"/> nay |
| • Neil Mullane | <input checked="" type="checkbox"/> yea | <input type="checkbox"/> nay |
| • Thomas McDermott | <input checked="" type="checkbox"/> yea | <input type="checkbox"/> nay |
| • Eric Morse | <input checked="" type="checkbox"/> yea | <input type="checkbox"/> nay |

Motion to Adjourn: Christopher Towski

Seconded: Thomas McDermott

Vote: 5-0; Adjourned.

Hearing concluded at 3:25 p.m.

Prepared by: Ruthy Barros

Exhibit List:

- Exhibit 1: Variance packet for 144 Old Colony, Boston
- Exhibit 2: Variance packet for 277 Border Street, Boston
- Exhibit 3: Variance packet for 656 Saratoga Street, Boston