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Minutes

Board of Elevator Regulations

1000 Washington Street

Boston, MA 02118

1st Floor – Room 1C

April 2, 2019

Board Members Present:

Walter Zalenski, Chairman
Eric Morse
John O'Donoghue
David Morgan
Cheryl Davis
David Gaudet

Guests Present:

David Sanborn (First Church of Monson)
Paul Hatch (First Church of Monson)
Suzanne W. Kelley (First Church of Monson)
Dan Brennan (DPB design)
Mike Doyle (Garaventa USA)
Shawn Levins (VDA)
Brian Pacheco (VDA)
Gabriel Zavala (Dyer Brown Architects)
Inspector Bruce Bonneau (OPSI – via phone)

Board Members Absent:

Brian Ronan

Division of Professional Licensure Staff:

Charles Kilb
Ruthy Barros

The Board discussed the following:

1. **5 High Street – Monson, MA [Exhibit 1]**

State ID(s): 191-P1

Relief from Inspector's Report

Petitioner: David Sanborn

The petitioner was in front of the Board seeking relief from an Inspector's Report citing 524 CMR 17.03 – Hoistway vent not code compliant. The petitioner stated the church

was constructed in 1878 and an elevator was added in the 1960's to provide access to the second floor. A new larger motorized smoke damper was installed in 2018 to provide a greater degree of safety to the occupants of the elevator in the event of a fire or smoke discharge event and to provide greater control over the admission of cold air into the hoistway in the winter. The new smoke damper was installed in the only space available while still maintaining the integrity of the hoistway, which includes fire stops. The Chief called Inspector Bruce Bonneau to clarify the write up. The Inspector stated he had no concern regarding the motor clearance, but rather concern of the vent on the roof not having the required 3 feet above the roof line with possible snow build up. The petitioner stated that there is continuous heat rising to the roof during the winter, which will not allow a substantial amount of snow to build up. A motion was placed by David Gaudet to grant the variance for the ventilation that has been added to the hoistway with the justification that according to 524 CMR at time of installation, it appears that ventilation is compliant. The motion was seconded by Cheryl Davis.

Motion: David Gaudet

Seconded: Cheryl Davis

Vote: 6-0; Granted.

2. **1 Charles Street – Boston, MA [Exhibit 2]**

State ID(s): 1-W-4299

ASME A18.1-2014

Petitioner: David Sanborn

The petitioner was in front of the Board seeking a variance from ASME A18.1-2014:

Section 2.1.1.4 – Interlock requirement, Section 2.1.1.3 – Doors cannot be more than 1” wider than the platform, Section 2.1.1.3 – Doors must present a smooth surface not closer than $\frac{3}{8}$ ” and not more than $\frac{3}{4}$ ” from the platform floor and glass must be laminated safety glass as required by applicable elevator codes. The petitioner stated that the lift is beyond repair and needs to be replaced. The replacement will require the above listed variances due to the exterior doors being historical. The Board agrees that all requested variances could be made code compliant and made suggestions to the petitioner. A motion was placed by David Morgan to place the petitioner’s request on hold for 30 days to allow the petitioner time to review the Board’s suggestions. The motion was seconded by Eric Morse.

Motion: David Morgan

Seconded: Eric Morse

Vote: 6-0; Placed on hold for 30 days.

The Board recessed at 2:27 p.m. After the recess, the Board meeting reconvened at 2:32 p.m.

3. **250 Franklin Street – Boston, MA [Exhibit 3]**

State ID(s): TBD

A17.1-2013 524 CMR Section 3.4.1

Petitioner: David Sanborn

The petitioner was in front of the Board seeking a variance from 524 CMR Section 3.4.1 to allow a 1'-0" deep pit and installation of "Gillespie Elevator" shallow pit two stop elevator safety system due to existing conditions of a loading dock located beneath the location of the elevator. A motion was placed by Cheryl Davis to grant the petitioner's variance request for the acceptance of the 1'-0" deep pit and the installation of the "Gillespie Elevator" with the understanding that the elevator mat's arms will come out in order to provide safety for a mechanic working underneath. Proper signage in accordance with Section 3.4.1.6 must be posted. In addition, signage posted in the elevator machine room and signage close to the access switch to make the mechanics aware that when the elevator is put on access, there is a shallow pit. Lastly, directions shall be posted in the machine room as to ways to supervise the pit for maintenance and on inspection. The justification for the motion is due to the fact that the property is existing, utilization of the existing space and the safety of the mechanics. The motion was seconded by David Morgan.

Motion: Cheryl Davis

Seconded: David Morgan

Vote: 5-0; Granted. Eric Morse recused himself.

4. **Approval of meeting minutes from March 26, 2019 [Exhibit 4]**

A motion was put forth by Cheryl Davis to accept the minutes as written. The motion was seconded by Eric Morse. **Vote: 5-0; Granted.** Stephen Sampson abstained.

5. The Board discussed a meeting convened by Stephen Sampson with regards to outside hoists. The Board stated that a key switch is required by code on outside hoists and permitted hoists have not complied with that of the code. The Chair stated he will relay the message to outside hoist companies as soon as possible, that they must comply with the code.

Exhibit List:

Exhibit 1: Variance packet for 5 High Street – Monson, MA

Exhibit 2: Variance packet for 1 Charles Street – Boston, MA

Exhibit 3: Variance packet for 250 Franklin Street – Boston, MA

Exhibit 4: Meeting minutes from March 26, 2019

Motion to Adjourn: Cheryl Davis

Seconded: John O'Donoghue

Vote: 6-0; Adjourned.

Hearing concluded at 3:46 p.m.

Prepared by: Ruthy Barros