



**CHARLES D. BAKER**  
GOVERNOR

**KARYN E. POLITO**  
LIEUTENANT GOVERNOR

**MIKE KENNEALY**  
SECRETARY OF HOUSING AND  
ECONOMIC DEVELOPMENT

**Commonwealth of Massachusetts**  
**Division of Professional Licensure**  
**Office of Public Safety and Inspections**

1000 Washington Street, Suite 710  
Boston, Massachusetts 02118

**EDWARD A. PALLESCHI**  
UNDERSECRETARY OF CONSUMER  
AFFAIRS AND BUSINESS  
REGULATION

**DIANE M. SYMONDS**  
COMMISSIONER, DIVISION OF  
PROFESSIONAL LICENSURE

**Minutes**

**Board of Elevator Regulations**

**1000 Washington Street**

**Boston, MA 02118**

**1<sup>st</sup> Floor – Room 1C**

**June 4, 2019**

**Board Members Present:**

Stephen Sampson, Chairman

Eric Morse

Cheryl Davis

Brian Ronan

David Gaudet

David Morgan

**Guests Present:**

Frank Valdes (DiMella Shaffer)

Jay Russo (The Michaels Organization)

Yair Goldberg (Unitronics)

David Vernikovskiy (Unitronics)

Ed Lednyak (Unitronics)

Peter Wallack (Wallack Elevator Consultants)

Michael Shepard (ThyssenKrupp)

**Board Members Absent:**

John O'Donoghue

**Division of Professional Licensure Staff:**

Ruthy Barros

**The Board discussed the following:**

- 80 Rugg Road – Allston, MA [Exhibit 1]**  
**Product Variance**  
**Manufacturer: Tekhvagonmash**  
**524 CMR**  
**Petitioner: Ed Lednyak**

The petitioner was in front of the Board seeking a prototype approval to install the [2] Model Unitronics Side Lifts for an above ground automated parking system designed for 164 cars. The petitioner stated to the Board that the cars will load and unload with an

automatic transfer system consisting of X-shuttles and Z-shuttles. Unitronics has designed a two lift system for this project that includes the vertical lifts functioning as material lifts, further called “Side Lifts”. The Side Lifts are scheduled to be installed at the ends of the central aisles running east to west through the center of the structure. The Side Lifts are being utilized to vertically transport the main shuttles (X-shuttle), which is designed to move cars horizontally at every parking level of the building. The petitioner went on to explain the general sequence of the system’s function and listed the code sections where a variance is required. The petitioner stated that there will be no remote manipulation. A motion was placed by Cheryl Davis to take the variance request under advisement. The motion was seconded by David Morgan.

**Motion:** Cheryl Davis

**Seconded:** David Morgan

**Vote: 6-0; Taken under advisement.**

The Board recessed at 2:06 p.m. and reconvened at 2:18 p.m.

2. **226 Harvard Avenue – Allston MA [Exhibit 2 and 2A]**

**State ID(s): 1-W-13089**

**524 CMR Section 2000.1(7)**

**Petitioner: Michael Shepard**

The petitioner was in front of the Board seeking relief from the Inspector’s Report citing 524 CMR Section 2000.1(7) - “Provide proper running clearance for platform side wall”. The code states there must be a minimum of 2” and a maximum of 3”. The existing running clearance is 1”. The petitioner stated that the clearance hasn’t change since the initial installation from 2009. The Board made some suggestions to the petitioner. A motion was placed by David Morgan to place the petitioner’s request on hold for 30 days for further information. If the petitioner does not reply within 30 days, the request will be withdrawn. The motion was seconded by Brian Ronan.

**Motion:** David Morgan

**Seconded:** Brian Ronan

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

3. **Approval of meeting minutes from May 21, 2019 [Exhibit 3]**

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.** David Morgan abstained from voting.

4. **Email from Jay Barfield dated May 22, 2019 [Exhibit 4]**

Jay Barfield, a representative of 195 Concord Turnpike, Cambridge, was seeking clarification from the Board regarding the sump pumps at Residences at Alewife. Mr. Barfield wanted to know if it was acceptable to install the elevators in the 5'-0" pits and fabricate the new pit floor platform to fit around the elevator components or do they need to modify the elevator equipment to sit entirely on top of the 4'-0" pit floor. No action was taken by the Board. The petitioner must meet code.

5. The Board briefly discussed issues regarding a recent site visit to 401 Beacon Street. The Board's main concern was the location of the existing disconnect, as it was not provided to the Board on any previously submitted drawings.

**Exhibit List:**

Exhibit 1: Variance packet for 80 Rugg Road – Allston, MA

Exhibit 2: Variance packet for 226 Harvard Avenue – Allston MA

Exhibit 2A: Revised variance packet for 226 Harvard Avenue – Allston MA

Exhibit 3: Meeting minutes from May 21, 2019

Exhibit 4: Email from Jay Barfield dated May 22, 2019

**Motion to Adjourn:** Cheryl Davis

**Seconded:** David Morgan

**Vote: 6-0; Adjourned.**

Hearing concluded at 2:56 p.m.

Prepared by: Ruthy Barros