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**BOARD OF STATE EXAMINERS OF
PLUMBERS AND GAS FITTERS**

APRIL 6, 2022 BOARD MEETING

AGENDA

Board of State Examiners of Plumbers and Gas Fitters requires your presence at a remote Board meeting on **Wednesday, April 6, 2022, starting at 9:00 a.m.**

In accordance with the provisions of G.L. c. 30A § 20, notice is hereby given that the Board of State Examiners of Plumbers and Gas Fitters will convene a regular monthly meeting via telephone/video conference:

Microsoft Teams meeting

Join on your computer or mobile app

[Click here to join the meeting](#)

Or call in (audio only)

[+1 857-327-9245,,612083634#](#) United States, Boston

Phone Conference ID: 612 083 634#

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It is anticipated that the topics shown below will be discussed at the aforementioned meeting:



Member and Staff Attendance

MEMBERS	APPOINTMENT	PRESENT	ABSENT
Mr. Joseph McNamee	Member, Master Gas Fitter		
Mr. Harold Knight	Member, Journeyman Plumber		
Mr. John Cruz	Member, LP Installer		
Mr. Bahig A. Kaldas, P. E.	Member, Plumbing Engineer		
Mr. Joseph V. Waskiewicz	Member, Master Plumber		
Mr. Wayne Thomas	Member Journeyman Gasfitter		
Ms. Ruth Alfasso	Member, Dept. of Public Health		
Ms. Sarah Badway	Public Member		
Mr. Dan Kilburn	Member, DOL Designee		
STAFF			
Mr. Charles Kilb	Board Legal Counsel		
Ms. Karen Brann	Board Executive Director		
Mr. Christopher Ryan	Board Code Consultant		
Mr. Taylor Roth	State Plumbing Investigator		
Mr. Scott Padden	State Plumbing Investigator		
Mr. Fredrick Lima	State Plumbing Investigator		
Mr. James O'Reilly	State Plumbing Investigator		

9:00 A.M. AGENDA REVIEW: By Chairman Joseph McNamee

APPROVAL OF PREVIOUS MEETING MINUTES

Board Meeting Minutes

February 2, 2022

February 2, 2022 – Executive Session

March 5, 2022 – PHCC Trade Show Minutes

Discussion

Clivas Multrum - Discussion of use of PVC in a previously approved/accepted product

VARIANCES

22-GV-083 MEADOW BROOK APARTMENTS 491 BRIDGE STREET NORTHAMPTON

Previously heard at the 2/2/2022 meeting.

Post Installation Gas Variance

The Petitioner (James Reidy) is seeking a Post-Installation Gas Variance for the above property for making a repair to a 60lb gas line underground, outside of the building, using plastic piping. Multiple buildings needed to be shut down due to a gas leak to get the heat back on.

During the 2/2/2022 meeting, the Board voted to grant the request and require the property owner or representative, to appear at the next Plumbing Board meeting with a plan to bring the property up to code.

22-GV-177 DON OLSON 35 UNCLE STEPHENS ROAD WEST DENNIS

The Petitioner (John Piskura from E.F. Winslow Plumbing) is seeking a variance from 248 CMR, to replace a gas pipe with threaded stainless steel pipe and fittings. The location is near the beach and the gas pipe is rotting.

22-PV-203 QUEST DIAGNOSTICS 200 FOREST STREET MARLBOROUGH

The Petitioner James Little from North Shore Mechanical Contractors, LLC, is seeking a variance from 248 CMR Sections

10.13 (6) (a) and 10.15 (10) (a), for a new lab sink installed with lift station. Existing special waste tie is not in the area and the ground would have to be trenched over 200 ft. for a new waste service through a tenant lab space. The local Board of Health has been notified.

22-PV-219 THE CLAREMONT COMPANY, INC. TWO LAKESHORE CENTER BRIDGEWATER

The Petitioner (Brian Blakemore from Blakemore Architects, Inc) is seeking a variance from 248 CMR, Section 10.02 basic principles (6) No. 6 Required Plumbing Fixtures (a) 4, to eliminate the required shower stalls in the Men's and Women's locker/restroom area of a pharmaceutical packaging company. The local Board of Health Has been notified.

22-PV-227 ACUSHNET COMPANY 115 MANCHESTER LANE ACUSHNET

The Petitioner (William Madden from G.A.F. Engineering, Inc.) is seeking a variance from 248 CMR 10.09 (1)(a), for the installation of an alternative method to meet the code requirements in a new maintenance facility with two overhead garage doors serving 2 garage bays. The site does not have access to a public sewer and the proposed maintenance building will be serviced by an on-site subsurface sewage disposal system designed to the standards of 310 CMR 15.00 (Title 5 Sanitary Code). The provisions of 310 CMR 15.00 apply to the on-site collection treatment and disposal of sanitary sewage and do not apply to wastewater containing waste from any other activity. No system shall receive oil or hazardous materials or waste. As an alternative to a buried Industrial Wastewater Holding Tank the petitioner would like to implement the alternative method to meeting the requirements in 248 CMR as enacted by the Board on 5-29-2013. The local Board of Health has been notified.

22-PV-229 RAND-WHITNEY CONTAINER 160 SHREWSBURY STREET BOYLSTON

The Petitioner (James Loft from PROCON, LLC) is seeking a variance from 248 CMR 10.10 table 1 and 10.10 (18) (J) 4 distance to a toilet facility. The Petitioner is requesting to not have any showers in in a one story 386,676 sq.ft., 40' high storage warehouse and manufacturing building with a small storage mezzanine. Most of the material handling will be completed vi machine equipment/forklifts. The maximum number of employees per shift is 50. The Petitioner is also seeking relief from the length of travel to the bathroom facilities being more than 300 ft. The local Board of Health has been notified.

22-PV-230 GENTLE DENTAL 325 NEW STATE HIGHWAY RAYNHAM

The Petitioner Nicholas Nitschke from Scott Griffin Architects) is seeking a variance from 248 CMR 10.10 – 18(k) and table 1, to allow 1 single, gender neutral, accessible employee bathroom instead of 2 that are required by code. The space is 3,147 sq. ft. The local Board of Health has been notified.

22-PV-232 UMASS CHAN EDICAL SCHOOL POWER PLANT 59 LAKE AVENUE NORTH - WORCESTER

The Petitioner (Brian Pasquale from UMass Chan Medical School) is seeking a variance from 248 CMR, Section 10.17 (8) (b).1, for alternation of vents on previously approved gas appliance system. This is an ongoing project to install a new electric chiller to support campus expansion. A new room is being constructed above the existing gas compressor alcove. The compressor vents need to be extended to terminate above the roof line. The new vents will run within a CMU shaft to their new elevation. The vents that are being extended are part of a gas piping system that was previously approved by the Board roughly 10 years ago. This is a state project.

22-GV-233 UMASS CHAN MEDICAL SCHOOL 55 LAKE AVENUE NORTH - WORCESTER

The Petitioner (Brian Pasquale from UMass Chan Medical School) is seeking a variance from 248 CMR 3.04 (1), for alternation of vents on previously approved gas appliance system. This is an ongoing project to install a new electric chiller to support campus expansion. A new room is being constructed above the existing gas compressor alcove. The compressor vents need to be extended to terminate above the roof line. The new vents will run within a CMU shaft to their new elevation. The vents that are being extended are part of a gas piping system that was previously approved by the Board roughly 10 years ago. This is a state project.

22-PV-234 DOGTOPIA 10 POND STREET NORWELL

The Petitioner (Jim Riley from Red Barn Dog Holdings) is seeking a variance from 248 CMR 10.10 (18) minimum facilities, to only have 1 restroom in a dog daycare facility that is 5,000 sq. ft. and will consist of 3 large dog playrooms that will take up the majority of the space. There will be an average of 5-6 employees at a time and public access is mostly limited to the lobby space. The local Board of Health has been notified.

22-PV-235 76 BURGESS AVENUE WESTWOOD – Post Variance

The Petitioner (Mark Shahood, Jr. from Mark Shahood Plumbing) is seeking a variance from 248 CMR, Section 10.08, to eliminate the vent in a sink that was installed on a dump trap years ago. The Petitioner’s company was hired to put in a new master bathroom on a new addition to a house. While working on the project, the contractor asked the petitioner to move a sink in an existing bathroom. The sink was removed, drain and water pipes moved, and the existing sink was reinstalled. When the bathroom was remodeled in the past, a drum trap was used on the sink. This work was not done by the Petitioner. The above attic is not accessible. When the bathroom was renovated years ago the entire attic was filled with spray foam insulation. In order to install a vent on this sink a major renovation would need to be done including removing tile, sheetrock and plaster ceiling and all the spray foam insulation. In order to do the installation differently the entire bathroom would need to be completely gutted. The local Board of Health has been notified.

22-PV-236-CITY OF NEWBURYPORT 24 MERRIMAC STREET NEWBURYPORT

The Petitioner (Andrew Port for the City of Newburyport) is seeking a variance from 248 CMR 10.10 (18)(b)(1) for approval of a full gender neutral restroom space in a building that also contains a small visitor center. This facility would have 8 toilets inside individual full height stalls and 4 lavatories that are open and shared in the room. There will be 2 separate family rooms each with 1 toilet and 1 lavatory. The local Board of Health has been notified

22-PV-249 BURGER KING 716 COUNTY STREET TAUNTON

The Petitioner (Alex Lerner from ADP Engineering and Architecture) is seeking a variance from 248 CMR 5.10 (17) and 10.12.9 for a gas valve that is electrically operated, not mechanically as required in 248 CMR 5.10 (17) and 10.12.9. The system will not work with a mechanical gas valve. The hood system has been Underwriters Laboratories (UL) listed and as a system meets the requirements of the code. The local Board of Health has been notified.

22-PV-250 CITY OF SALEM (FOR ARTS AND CULTURE) 32 DERBY SQUARE SALEM

The Petitioner (Donald Mills from Mills Whitaker Architects, LLC) is seeking a variance from 248 CMR 10.10 (18)(b)1.b and 10.10 (18) (b) (i)1, for the installation of multi-fixture, gender-neutral restrooms in the basement of the Old Town Hall, as part of an expansion of facilities to meet proposed occupancy loads. The city proposes to provide gender-neutral restrooms with 6 water closet in one room and 5 water closets in the other room to meet the total of 11 water closets on this floor level. 10.10 (18) (b) (i)1 The local Board of Health has been notified.

22-PV-251 BOSTON CITY HALL AND PLAZA RENOVATION ONE CITY HALL SQUARE BOSTON

The Petitioner (Steven Engler from Sasaki Associates) is seeking a variance from 248 CMR 10.09 (1) (a) and (1) (b) 3.a, from requiring interceptor separators designed in accordance with 248 CMR 10.22 Figure 15, due to the use of a Department of Environmental Protection approved stormwater treatment system outside of the building. Boston Inspectional Services has been notified.

22-PV-252 CONSTITUTION APARTMENTS 917 BENNINGTON STREET EAST BOSTON

The Petitioner (Mark Cheever from D and J Mechanical, LLC) is seeking a variance from 248 CMR, Section 10.06 7-O, to install 2 office bathrooms, each having 1 water closet and 1 lavatory, connecting to the existing PVC waste and vent system. The apartment complex was granted permission to construct 2 retail office spaces. The waste and vet plumbing in the building consists of PVC piping except for the dedicated plumbing system for oil gasoline separator system for the parking garage and the point of entry of the sanitary sewer which is 7 to 8 feet deep in the entrance portion of the live parking garage. Boston Inspectional Services has been notified.

22-GV-253 GARRISON HOUSE 6 HARVARD SQUARE BROOKLINE

Post Variance

The Petitioner (Joseph Cronin from Catfish Plumbing) is seeking a variance from 248CMR for an installed product that is on the Plumbing Product Acceptance website, model number GS-1217-196, Bevolo Gas and Electric lights, handmade copper gas lantern. Upon Inspector review, it was found to be unacceptable to NFPA 54 5.6.3.2.

The pilot tube is constructed of copper. There are concerns of hydrogen sulfide content in gas composition.

1. Copper tubing is on the Massachusetts Produce Acceptance website with hydrogen sulfide content within range.
2. Gas supplied is within accepted range.
3. Engineer report confirms all the above information.

The Petitioner proposes to replace the copper tubing with manufacturer supplied tin lined copper tubing as to void concerns of copper tubing.

22-PV-255 4 UNION PARK BOSTON

The Petitioner (Mona Bonnot from Sea Dar Construction) is seeking a variance from 248 CMR, Section 10.05, for the installation of three custom stone sinks that are not on the Plumbing Acceptance website.

Kitchen sink – Material: Brooklyn honed quartz ¼” – custom made

Parlor Bath – Material: Limestone sink – custom made

Powder Room – Material: Marble antique sink – repurposed and customized

**BOARD DELEGATED STAFF APPROVAL
VOCATIONAL SCHOOL RESIDENTIAL PROJECTS**

DIMAN REGIONAL VOC TECH HIGH SCHOOL – 12 HARCOURT STREET FALL RIVER

A Residential Project Application for the property above, has been approved. This project will consist of gas piping and venting a high efficiency natural gas furnace.

**SMITH VOCATIONAL AND AGRICULTURAL HIGH SCHOOL
PIONEER VALLEY HABITAT FOR HUMANING – 638 SOUTH DEERFIELD ROAD
CONWAY**

A Residential Project Application for the property above has been approved. Students will learn about and install underground DWV, install upper rough DWV and water piping. Students will also learn proper venting methods, pipe pitch and good plumbing workmanship. No gas work will be done.

**CAPE COD REGIONAL TECHNICAL HIGH SCHOOL
HABITAT FOR HUMANITY LOT 5 MURRY LANE HARWICH**

A residential Project Application for the property above has been approved. The project will consist of installing the drain and waterlines for a bath and a half bath in a single-family home. No gas work will be done.

FYI – Board Delegated Staff Approvals – Board Vote Not Required

Continued use of 1-1/2” tub drain for shower conversion.

22-DAPV-173	2/22/22	Joan Cyranowski	35 City View Avenue	West Springfield
22-DAPV-174	2/22/22	Joan Patnode	100 Settlers Lane	Marlborough
22-DAPV-175	2/22/22	Wendy & George Gillis	50 Decarolis Drive	Tewksbury
22-DAPV-178	2/22/22	Debra Lynn Halpern	250 Hammond Pond Parkway unit 1704 S	Chestnut Hill Newton
22-DAPV-179	2/23/22	Anna Maria Miles	16 Balmoral Street, Unit 408	Andover
22-DAPV-180	2/23/22	Peter Faenza	96 Dean Avenue	Franklin
22-DAPV-181	2/23/22	Joseph Najemy	51 Hilton Avenue	Worcester
22-DAPV-182	2/23/22	Charles Mendoza	169 Norton Avenue Unit 3	South Easton
22-DAPV-184	2/23/22	Henderson and Kerri Ratcliffe	975 Memorial Drive, Unit 805	Cambridge
22-DAPV-185	2/28/22	Dennis McLeod	218 Florence Street, Unit 2A	Roslindale
22-DAPV-186	3/1/22	Marci Milesky	4 Sunset Drive	Burlington
22-DAPV-187	3/1/22	Joan Nevins	9 Tupelo Drive	Hingham
22-DAPV-188	3/1/22	Denise Patano	245 Harvest Lane	Bridgewater
22 DAPV-189	3/1/22	Hubert Joly	975 Memorial Drive Unit 903	Cambridge
22-DAPV-190	3/3/22	Helder Ramos	12 Uncle Willies Way	Hyannis
22-DAPV-191	3/3/22	Sean Brewer	98 Mocking Bird Lane	Marstons Mills
22-DAPV-192	3/3/22	Paul Staples	2 Marc Drive, Unit 6	Plymouth
22-DAPV-193	3/3/22	Stephen Sharpless	22 Spruce Way	Dennisport
22-DAPV-194	3/3/22	Irene Gillies	1147Long Pond Road	Brewster
22-DAPV-195	3/3/22	Anne Marie Rossmann	20 America Way, Unit 1	Salem
22-DAPV-196	3/3/22	Valerie Montcalm	117 Linden Street	Hyannis
22-DAPV-197	3/8/22	Dom Ferrao	1272 Washington Street, Unit C	Weymouth
22-DAPV-198	3/8/22	Charles Burns	10 Hathaway Road	Wilmington
22-DAPV-199	3/8/22	Douglas Edison	28 Towne Hill Road	Haverhill
22-DAPV-200	3/8/22	Patricia Borek	35 Page Farm Road	Amesbury
22-DAPV-201	3/8/22	Claude Bingham	8 Ballard Street	Oxford
22-DAPV-202	3/8/22	Chris & Michelle Martino and Neil Nelson	31 Arlington Road, Building 1, Unit 2	Woburn
22-DAPV-204	3/8/22	Gayle Tambollo	46 N Westgate Road	Harwich
22-DAPV-205	3/8/22	John Maguire	17 Eurela Street	Fitchburg
22-DAPV-206	3/8/22	Charles Wainwright	1102 Acorn Drive	North Andover

22-DAPV-207	3/8/22	Brian Hogan	13 Freedom Hollow	Salem
22-DAPV-208	3/8/22	Leonard Linkins	29 Samuel Drive	North Grafton
22-DAPV-209	3/8/22	Robert Wilson	145 Glenwood Street, Unit 103	Malden
22-DAPV-210	3/8/22	Michael Jackson	24 Cherrywood Drive	Stoughton
22-DAPV-211	3/8/22	Richard Howard	220 Westminster Hill Road	Fitchburg
22-DAPV-212	3/8/22	Gary Simons	130 Johnson Street	Somerset
22-DAPV-213	3/8/22	Paul Rose	98 Woodland Avenue	Hyannis
22-DAPV-214	3/8/22	Dan Meiggs	300 Falmouth Road, Unit 4A	Mashpee
22-DAPV-215	3/8/22	Alan Schultz	302 Tilden Commons Lane	Braintree
22-DAPV-216	3/8/22	Sindy Leonce	88 Erin Wood Road	East Taunton
22-DAPV-217	3/8/22	Agnes Savini	10 Seaport Drive #2205	Quincy
22-DAPV-218	3/8/22	Terry Smith	28 Bourne Road	Swansea
22-PV-219	3/9/22	Mike Shunta	Two Lakeshore Center	Bridgewater
22-DAPV-220	3/10/22	Eugene & Linda Courteau	34 Tomahawk Drive	Centerville
22-DAPV-221	3/10/22	Dan Kaplan	210 Nahanton Street #417	Newton
22-DAPV-222	3/14/22	Ralph Zahn	148 Main Street, Appt A412	N. Andover
22-DAPV-223	3/14/22	Paul Mullaney	44 Harbor Hill Drive	Buzzard's Bay
22-DAPV-224	3/14/22	Brett Tandler	70 Wilton Drive	Centerville
22-DAPV-225	3/14/22	Quinton Hutton	10 Greylock Avenue	Taunton
22-DAPV-226	3/16/22	Peter LaCava	39 Park Street #2	Waltham
22-DAPV-228	3/18/22	Diane Santangelo	200 Cove Way, Unit 1003	Quincy
22-DAPV-235	3/21/22	Antony Rogers	1 Gwynne Road	Franklin
22-DAPV-238	3/22/22	Jim McAuley	432 Twin Lakes Drive	Halifax
22-DAPV-239	3/22/22	Scott orton	85 Madison Road	Swansea
22-DAPV-240	3/22/22	James Pitkiewicz	855 John Fitch Highway Apt. 52	Fitchburg
22-DAPV-241	3/22/22	Joseph Linskey	36 Cleaves Street	Quincy
22-DAPV-242	3/22/22	Laurence DuComb	63 Brentwood Road	Belmont
22-DAPV-243	3/22/22	Anna Onyeolhoro	15 Rachel Road	Randolph
22-DAPV-244	3/22/22	Kate Devine	29 Wilmarth Road	Braintree
22-DAPV-245	3/22/22	Brian Harrison	38 Village Road, Unit 715	Middleton
22-DAPV-246	3/22/22	Paula Grover	67 Boundary Street	Brockton
22-DAPV-247	3/22/22	Dilini Dahanayake	1 Abbot Street	Westford
22-DAPV-248	3/22/22	Paul Cohn	438 Laws Brook Road	Concord

EXECUTIVE SESSION

CHARACTER REVIEW(S)

1. J.C.
2. Z.M.
3. K.J.

BOARD WILL CONSIDER ANY MATTERS NOT REASONABLY ANTICIPATED BY THE CHAIR

QUASI JUDICIAL SESSION

(Disciplinary decisions - Closed per M.G.L c. 30A, §18)

NSTAR – 2016-000897-IT-ENF

ADJOURNMENT

Note:

Reasonable accommodations or modifications will be provided to enable individuals with disabilities to participate in this Plumbing Board meeting. **All requests should be submitted to Cheryl Yebba at (617)-727-4992 no later than one (1) week prior to the scheduled Board Meeting.** While the Board of Examiners of Plumbers & Gas Fitters will attempt to honor all requests, those requests received after that date may not be provided due to feasibility.