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OCCUPATIONAL LICENSURE

October 5, 2022

BOARD MEETING AGENDA

Board of State Examiners of Plumbers and Gas Fitters requires your presence at a remote Board meeting on

Wednesday, October 5, 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:

Join on your computer or mobile app

[Click here to join the meeting](#)

Meeting ID: 222 056 399 533

Passcode: WfTFta

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Or call in (audio only)

[+1 857-327-9245,,510317628#](#)

United States, Boston Phone Conference ID: 510 317 628#

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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		
Brian O'Connell	Deputy Commissioner		
Mr. Christopher Ryan	Board Code Consultant		
Mr. Michael Guida	Board Code Consultant		

9:00 A.M. AGENDA REVIEW:

By Chairman Joseph McNamee

APPROVAL OF PREVIOUS MEETING MINUTES

Minutes from September 7th Meeting

Minutes from September 7th Executive Session

Discussion

Commercial Project Applications

22-VP-677 – Essex Technical High School – 565 Maple Street, Danvers

The applicant, James Russell, is seeking permission to have students to install rough and finish commercial plumbing on school grounds.

22-VP-678 – Essex Technical High School – 579 Boston Street, Topsfield

The applicant, James Russell, is seeking permission to have students to extend a copper water line 150'. The work will take place in the Topsfield Municipal Truck Garage

22-VP-679 – Essex Technical High School – 565 Maple Street, Danvers

The applicant, James Russell, is seeking permission to have students to replace wall hung toilets, flushometers and wall hung sinks on school grounds.

Variance Applications

22-PV-642 – Russo Plumbing – 30 Cherry Street, Chelsea

This is a Post Installation variance. The petitioner is applying for relief from 248 CMR 10.6.1 (Materials). The petitioner's client purchased a vacant residential property adjacent to her existing business and renovated it with the intent to rent the apartments. The owner has since decided to use the property as an extension of her spa business and states there will be little water usage in the building and seeks to leave the new PVC and PEX plumbing system in place. The local inspector and board of health have been informed.

22-PV-654 – Mark Lederer – 79 Pleasant Circle, Canton

This is a Post Installation variance. The petitioner is seeking relief from 248 CMR 10.2 Basic Principle 2 and 10.14(8) adequate hot water. During final inspection of a bathroom remodel, it was discovered that the hot water in the bathroom sink drops from 120 to 109 while the tub filler is running. From Mr. Lederer, "...I discussed with the inspector and homeowner the possibility of installing an electric 40-gallon hot water tank to be used as a storage tank after the Navien. I obtained a permit and planned to install the water heater in September; however, the homeowner continues to not want the tank, despite my recommendations, and she is happy with how her house and hot water are working." The local inspector and board of health have been informed.

22-PV-656 – Code Red Consultants – 149 Franklin Street, Stoneham

The petitioner, Jeff Perras, is seeking permission to deviate from 248 CMR 10.10(18)(Table 1) to allow for a 50% reduction in plumbing fixtures serving the outdoor stadium as access to plumbing fixtures within the school is provided during a stadium event. The petitioner also seeks relief from 248 CMR 10.10(18)(h)(5) to allow for a single, unisex accessible toilet room to be provided to serve the kitchen staff. The local inspector and board of health have been notified.

22-PV-65 – Code Red Consultants – 149 Franklin Street, Stoneham

The petitioner, Jeff Perras, is seeking permission to deviate from 248 CMR 10.10(18) Table 1 to allow for shared, gender-neutral lavatories in lieu of separate men and women lavatory facilities within an educational facility and to deviate from 248 CMR 10.10(18)(Table 1) to allow for the replacement of the required urinals within an educational facility with toilets. The local inspector and board of health have been notified.

22-PV-658 - DF Plumbing and Mechanical – 195 Industrial Drive, Northampton

This is a Post Installation variance. The applicant, David Fredenburg, is seeking a variance from 248 CMR 10.9 (b) to not install a separator or bollards given that Each room has interlocked doors with its own HVAC system. Only one door in each room can be opened at any one time. The facility will have clean rooms in it with temp/humidity controls. No vehicles will be allowed in either the shipping or receiving areas. The local inspector and board of health have been notified.

22-PV-659 – Matthew Moynahan – 53 Rocky Neck Avenue, Gloucester

The petitioner is seeking relief from 248 CMR 10.10 Table 1. Adding a café, with liquor license, to an existing retail space has triggered a change in use from retail to restaurant. The facility has a single ADA bathroom which limits the occupancy to 20. The petitioner hopes to avoid installing a second bathroom and is seeking an occupancy of 50. The local inspector and board of health have been notified.

22-PV-661 – Luis Moreno – 835 Old Marlboro Road, Concord

The petitioner is seeking a variance from 248 CMR 10.10(1) (B)(p) Item 2 requires that "Urinals listed for elementary, secondary, post-secondary and industrial factory/warehouse are in addition to the toilets required." The petitioner is proposing to replace all urinals with toilets to provide flexibility if multi-user gender-neutral bathrooms are allowed in the future and to address the custodial staffs concerns about cleanliness and behavioral issues. The local inspector and board of health have been notified.

22-PV-662 – Avid Engineers – 156 Broad Street, Lynn

The petitioner requests a variance from 248 CMR 10.10 (N) 5. (Partitions) for the LEO Preschool. Toilet partitions can be an obstacle to providing adequate supervision. To achieve a balance between supervision and privacy, we propose urinal partitions, without doors, to be installed between the child toilets enabling the teacher to assist students as needed. The local inspector and board of health have been notified.

22-PV-664 – Julio Cortez – 107 Ridgefield Circle, Unit A, Clinton

This is a Post Installation variance. The petitioner seeks relief from 248 CMR 10.8 Table 1 to be allowed to remove a tub in a condominium and install a shower using the existing 1 ½” drain. The petitioner states that the work was completed out compassion for an ill resident. The local inspector and board of health have been notified.

22-PV-667 – Bruno Plumbing & Heating – 98 Crowninshield Road, Brookline

The applicant, Bruno Federiconi, is seeking relief from 248 CMR 10.15 (10) (a) 2 to be allowed

to install a laundry ejector pump to help the occupants manage assisting an elderly family member. Installing a laundry drain by gravity would require significant excavation of a new concrete floor. The local inspector and board of health have been notified.

22-PV-669 – LFY Architects – 1 Wilson West Way, North Attleborough

The variance request is for the reduction of public restroom plumbing requirements for the new bleacher occupant load of 2025 for the high school sports complex football field. Per 10.10 Table 1 "Stadiums" the number of plumbing fixtures required would be:

- WC= (1/30) 34 Female/ (1/60) 17 Male (w/ 50% allowed to be Urinals)
- Lav = (1 /150) 7 Female / (1 /150) 7 Male

The applicant is requesting:

WC = 17 Female (50% reduction) / 9 Male (50% reduction) - (w/ 50% allowed to be Urinals)

Note: Family bathroom to be counted as additional female fixture count

Lav= 4 Female (43% reduction) I 4 Male (43% reduction)

Note: Family bathroom to be counted as additional female fixture count

The local inspector and board of health have been notified.

22-PV-672 – Leonid Rabkin, PE – 155 Portland Street, Boston

The petitioner is seeking relief from 248 CMR 10.14 (4) to install a 4" water main instead of a the required 6" main due to concerns regarding reduced water quality and stagnation within the water distribution system. The local inspector and board of health have been notified.

22-PV-673 – Armor Development – 471 Main Street, Unit 101, Stoneham

The petitioner is seeking relief from 248 CMR 10.6(2)(o) PVC use. A 4" cast iron drain is not available in this location on the first floor of the mixed usage building. Since the cast iron drain is located more than 40' away under a different tenant occupied space under the existing concrete slab the petitioner is seeking to tie in new work to an existing PVC stack. The local inspector and board of health have been notified.

22-PV-674 – James Morrill – 56 Winchester Street, Newton

The petitioner is seeking variance from 248 CMR 10.02 (6) (b) and 10.15 (2) (b) to be allowed to not install a mop sink. The petitioner states that, given the existing building's structure, layout, and plumbing, including a 3" sanitary drain run in the garage drop ceiling. The addition of a drop sink would require a 4" drain which will not fit within the ceiling. The local inspector and board of health have been notified.

22-PV-675 – Mark Shahood Jr. – 41 Rolling Lane, Needham

The petitioner is seeking a variance to be allowed to replace a 60"x30" fiberglass shower pan that has a 29" rough opening that was damaged during a remodel project in a separate bathroom with a new pan with the same measurements. Increasing the pan to accommodate a 30" rough opening would require a major remodeling project. The local inspector and board of health have been notified.

22-PV-681 – Annie Raymond – 35 Columbus Avenue, Northampton

The petitioner is seeking relief from 248 CMR 3.04 (Product Acceptance) to install two 41"

round bathtubs that are not product accepted. The petitioner has found two different tubs that would work for their renovations, they are;

Signature Hardware's 41" SIGLO ROUND JAPANESE SOAKING TUB

Heatgene HG1023 Acrylic 41" Freestanding Soaking Bathtub

The local inspector and board of health have been notified.

22-PV-683 – Tyler O'Brien – 385 Myles Standish, Taunton

The petitioner is seeking relief from 248 CRM: 10.10 (j) Employee Toilet Facilities for (Industrial) Buildings. 300' of travel distance cannot be achieved due to the hardship of racking in the warehouse. The warehouse is to be comprised of racking where no persons will typically work. Persons working in the office are located less than 300' to toilet facility. The local inspector and board of health have been notified.

Appeal of an Inspector's Decision

22-AID-668 – James A. Loft - 3101 Briarwood Village, Clinton

22-AID- 682 – Thomas Iskra - Boston Trinity Academy, 17 Hale Street, Boston

FYI – Board Delegated Staff Approvals – Board Vote Not Required

(Continued use of 1-1/2" tub drain for shower conversion.)

22	DAPV	645	David	Renzello	17 Beethoven St	Roxbury
22	DAPV	646	David	Renzello	153 Whipple Rd	Tewksbury
22	DAPV	647	David	Renzello	82 Violetwood Circle	Marlborough
22	DAPV	648	David	Renzello	26 Sandy Ridge Circle	Sharon
22	DAPV	649	David	Renzello	65 Cherry St	Plymouth
22	DAPV	650	David	Renzello	557 Essex Ave Unit B	Gloucester
22	DAPV	651	David	Renzello	20 Wareham Ave	Wareham
22	DAPV	652	David	Renzello	35 West Crook St	Brockton
22	DAPV	653	David	Renzello	203 Park Place	Raynham
22	DAPV	1017	Steven	Lamb	21 Atherton St	Stoughton
22	DAPV	645	David	Renzello	17 Beethoven St	Roxbury
22	DAPV	646	David	Renzello	153 Whipple Rd	Tewksbury
22	DAPV	647	David	Renzello	82 Violetwood Circle	Marlborough
22	DAPV	648	David	Renzello	26 Sandy Ridge Circle	Sharon
22	DAPV	649	David	Renzello	65 Cherry St	Plymouth
22	DAPV	650	David	Renzello	557 Essex Ave Unit B	Gloucester
22	DAPV	651	David	Renzello	20 Wareham Ave	Wareham

22	DAPV	652	David	Renzello	35 West Crook St	Brockton
22	DAPV	653	David	Renzello	203 Park Place	Raynham
22	DAPV	1018	John	Lennon	26 Cary Road	Plymouth
22	DAPV	1019	Sreeni	Kommineni	23 Barton Rd	Havard
22	DAPV	1020	Bob	Laraia	199 Lake St #23	Weymouth
22	DAPV	1021	David	Renzello	2c Morgan Mil	Johnston
22	DAPV	1022	John	Tedeschi	961 Boylston	Newton
22	DAPV	1023	Curtis	Stake	3 Faircare Dr	Boylston
22	DAPV	1024	Mike	Blomerth	26 Cedar St	Woburn
22	DAPV	1025	Mike	Blomerth	26 Cedar St	Woburn
22	DAPV	1026	Mike	Blomerth	26 Cedar St	Woburn
22	DAPV	1027	Mike	Blomerth	26 Cedar St	Woburn
22	DAPV	1028	Mike	Blomerth	26 Cedar St	Woburn
22	DAPV	1029	Mike	Blomerth	26 Cedar St	Woburn
22	DAPV	1030	Mike	Blomerth	26 Cedar St	Woburn
22	DAPV	1031	Mike	Blomerth	26 Cedar St	Woburn
22	DAPV	1032	Mike	Blomerth	26 Cedar St	Woburn
22	DAPV	1033	Mike	Blomerth	26 Cedar St	Woburn
22	DAPV	1034	Mike	Blomerth	26 Cedar St	Woburn
22	DAPV	1035	Mike	Blomerth	26 Cedar St	Woburn
22	DAPV	1036	Mike	Blomerth	26 Cedar St	Woburn
22	DAPV	1037	Mike	Blomerth	26 Cedar St	Woburn
22	DAPV	1038	Mike	Blomerth	26 Cedar St	Woburn
22	DAPV	1039	Ryan	Powers	26 Cedar St	Woburn
22	DAPV	1040	Ryan	Powers	26 Cedar St	Woburn
22	DAPV	1041	Ryan	Powers	26 Cedar St	Woburn
22	DAPV	1042	Ryan	Powers	26 Cedar St	Woburn
22	DAPV	1043	Ryan	Powers	26 Cedar St	Woburn
22	DAPV	1044	Ryan	Powers	26 Cedar St	Woburn
22	DAPV	1045	Ryan	Powers	26 Cedar St	Woburn
22	DAPV	1046	Ryan	Powers	26 Cedar St	Woburn
22	DAPV	1047	Ryan	Powers	26 Cedar St	Woburn
22	DAPV	1048	Ryan	Powers	26 Cedar St	Woburn
22	DAPV	1049	Ryan	Powers	26 Cedar St	Woburn
22	DAPV	1050	Jonathan	Mayer	26 Cedar St	Woburn
22	DAPV	1051	Jennifer	Bylo	55B Corporate Park Dr	Pembroke
22	DAPV	1052	David	Renzello	20 Morgan Mill Rd	Johnston (RI)
22	DAPV	1053	Kathleen	Ordmandy	37 Dennis St Apt 6	Attleboro

22	DAPV	1054	Susan	Kuriakose	250 Hammond Pd Pkwy	Newton
22	DAPV	1055	Gerard	Owerka	25 Rockland St	Stoughton
22	DAPV	1056	Pete	DiGiano	26 Cedar St	Woburn
22	DAPV	1057	Pete	DiGiano	26 Cedar St	Woburn
22	DAPV	1058	Pete	DiGiano	26 Cedar St	Woburn
22	DAPV	1059	Mike	Blomerth	26 Cedar St	Woburn
22	DAPV	1060	Pete	DiGiano	26 Cedar St	Woburn
22	DAPV	1061	Pete	DiGiano	26 Cedar St	Woburn
22	DAPV	1062	Mike	Blomerth	26 Cedar St	Woburn

EXECUTIVE SESSION

CHARACTER REVIEW(S)

BOARD WILL CONSIDER ANY MATTERS NOT REASONABLY ANTICIPATED BY THE CHAIR

QUASI JUDICIAL SESSION

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

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.