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

BOARD MEETING MINUTES

Wednesday, February 4, 2026, 9:00 am

**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 CONVENED A REGULARLY SCHEDULED MONTHLY BOARD MEETING
VIA TELEPHONE/VIDEO CONFERENCE**

MEMBER AND STAFF ATTENDANCE

MEMBERS	APPOINTMENT	PRESENT	ABSENT
Mr. Joseph McNamee	Chairman, Master Gas Fitter	X	
Mr. Harold Knight	Vice-Chairman Journeyman Plumber		X
Mr. John Cruz	Member, LP Installer	X	
Mr. Bahig A. Kaldas, P. E.	Member, Plumbing Engineer	X	
Mr. Wayne Thomas	Member Journeyman Gasfitter	X	
Ms. Ruth Alfasso	Member, Dept. of Public Health	X	
Ms. Sarah Badway	Public Member	X	
Mr. Dan Kilburn	Member, DOL Designee	X	
Mrs. Kimberly Garside	Member, Master Plumber	X	
STAFF			
Mr. Charles Kilb	Board Legal Counsel	X	
Mr. Michael Auerbach	Executive Director	X	
Mr. Michael Guida	Board Code Consultant	X	
Ms. Caitlyn Berry	Licensing Coordinator	X	
Mr. James O'Reilly	State Investigator	X	
Mr. James Myette	State Investigator	X	



9:00 A.M. AGENDA REVIEW:

By Chairman Joe MacNamee

APPROVAL OF PREVIOUS MEETING MINUTES

- January 7, 2026, Regular Session- *Motion by JC Seconded by RA.* Approved unanimously by all members.

EXECUTIVE DIRECTOR'S REPORT

Michael Auerbach, Executive Director

- Board Staff reviewed and accepted 2,027 Products within the last month.
- New Plumbing and Gas Fitter Licenses issued in
 - Gas Fitter Journeyman: 1
 - Gas Fitter Master: 3
 - Plumbing and Gas Fitter Inspector: 3
 - Plumbing Apprentice: 39
 - Plumbing Corporation or Professional Corporation: 4
 - Plumbing Journeyman: 34
 - Plumbing Master: 18
 - Plumbing LLC - 12
- Renewals will begin in February. Reminders of the 1 May 2026 global expiration date will be sent out when the window opens.

LEGAL UPDATE

Charles Kilb, Senior Board Counsel Charles Kilb

- Attorney Kilb addressed the Board regarding pending promulgation of new regulations. He indicated that Mass. Means Business regulations are now finalized and he continues to await approval for the amendments to 248 CMR 3.00.

DISCUSSION

- Plumbing Board Subcommittee update: Board Code Consultant Michael Guida addressed the Board regarding the Plumbing Code Subcommittee's progress.
- Possible waiver of product acceptance for gas vaporizing equipment: Board staff reported to the Board that they received one gas variance for a vaporizer which was incomplete. Board Counsel noted that the delegated authority to approve gas variances for vaporizers has expired and was only

temporary based on a claim there would be a flood of requests, which did not happen. All gas vaporizers must now require product acceptance or go through the normal variance process. No formal action taken.

VOCATIONAL PROJECTS

26-VSP-101037- Stephen Calzeni, 565 Maple St, Danvers. Essex North Shore Agricultural is seeking approval to install the required plumbing for a new addition to Larkin Cottage. The new plumbing will consist of installing new bathrooms and a commercial kitchen. *Motion to approve made by WT and seconded by SB. JM & BK voted not to approve, all other members voted yes, motion passed 6-2*

26-VSP-101012- John O'Brien, 370 Salem St, Wakefield. Northeast Vocational is seeking permission to install a new category 4 furnace. This is a commercial application. During discussion, it was noted that this would be a simple swap out without any complex piping work requiring a degree of skill. *Motion made to deny by WT and seconded by JC, the denial is based on the lack of educational value this project would provide to the students. SB, DK opposed the motion to deny, all other members voted yes, motion to deny passed 6-2.*

VARIANCES

26-PV-100927-Larry Couto, 5 Fifth St, Peabody. The petitioner is seeking relief from 248 CMR 10.06 Materials to use a polypropylene pipe and fittings for a food processing area. The Board of Health and the local inspector have been notified. *Staff noted that the installation in question in code compliant, in response members took no formal action. WT asked Board staff to write the local inspector a letter confirming the material in question is compliant with the plumbing code.*

26-PV-100963- Douglas Howard, 24 East St, Cambridge. The petitioner is seeking relief from 248 CMR 3.04 (1) Product, Design, and Testing Standards, 248 CMR 10.02 Basic Principles, hot water required for hygienic purposes, 248 CMR 10.05 (14) Connections to plumbing Systems Required, and 248 CMR 10.16 (2) Vent Stacks and Stack Vents that have a two-inch vent installed instead of the required three-inch vent. This is a post-installation variance for two Portland Loo's Bathrooms facilities. The Board of Health and the local inspector have been notified. *Motion to approve with conditions made by WT and seconded by JC. As a condition Board staff will contact the City of Cambridge to obtain a plan from the city as to how the units will operate in colder seasons. Motion passed unanimously.*

26-PV-100959-Mandy Merritts, 588 Boston Post Rd, Sudbury. The petitioner is seeking relief from 248 CMR 10.10 Table 1 Minimum Facilities, not to install a second restroom and the two required showers. This is a 2,036 square foot Pilates studio that will have a maximum occupancy of 19 individuals. The Board of Health and the local inspector have been notified.

During discussion, the applicant indicated that they were reducing the floor space to less the 2,000 square feet. Staff noted this would make it code compliant to have one bathroom. However, members indicated that they felt a shower would be required due to lack of hardship.

Motion to deny made by JC and seconded by WT. JM, SB, and DK voted against the denial, all other members voted in favor. Motion to deny passed 5-3

26-PV-100989- John Lundy, 24 900 Winter St, Waltham. The petitioner is seeking relief from 248 CMR 3.04 (1) Product, Design, and Testing Standards to install an API Destruct chemical pre- treatment system that is not on the Massachusetts product Acceptance list. This is a post-installation variance. The Board of Health and the local inspector have been notified. Members noted this type of of variance is appropriate. *Motion made to approve by BK and seconded by JC. Motion passed unanimously.*

26-PV-101039- Tammy Guzman, 3 Broad Canal Way, Cambridge. The petitioner is seeking relief from 248 CMR 10.10 Table 1 Minimum Facilities, not to install a patron bathroom and drinking water station. This is a 1057 square-foot Hair Salon that will have a maximum occupancy of 8 individuals. The Board of Health and the local inspector have been notified. Members noted that the Board may not have authority to determine who could or could not use a bathroom and this might be required by the petitioner’s licensing authority. *Motion to deny by DK and seconded by WT. Motion passed unanimously.*

26-PV-101060- James Peterson-54 Sam Turner Rd, East Falmouth. The petitioner is seeking relief from 248 CMR 3.04 (1) Products, Design and Standards to utilize a urine diversion containment system and urine diversion water closet that is not on the product acceptance list. The Board of Health and the local inspector have been notified. Members were concerned that the products shown are not code compliant. *Motion made to deny by JC and seconded by WT. RA voted against the denial, DK abstained. Motion passed.*

BOARD-DELEGATED STAFF APPROVALS – SPECIAL PERMISSION

None

**BOARD DELEGATED STAFF APPROVALS – BOARD VOTE NOT
REQUIRED**

- **24-DAGV-228- 275 Dorchester Ave. Full Operation of a CNG System.**
- **25-DAGV-90595- 585 Bedford St, Fall River. Full Operation of an Unlisted Oven.**

DELEGATED VOCATIONAL SCHOOL PROJECT APPROVALS

None

**BOARD WILL CONSIDER ANY MATTERS NOT REASONABLY
ANTICIPATED BY THE CHAIR**

None

QUASI-JUDICIAL SESSION

No Quasi-Judicial Session

EXECUTIVE SESSION

Motion made by WT to go into Executive Session & seconded by JC. Motion carried unanimously to discuss applicant's character rather than competence. Board went into Executive Session at 10:46 am.

ADJOURNMENT

The meeting came out of Executive Session at 11:15 am. Motion to adjourn made by JC and seconded by DK. Motion approved unanimously. The meeting adjourned at 11:16 am.