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

DECEMBER 1, 2021 BOARD MEETING

MINUTES

Board of State Examiners of Plumbers and Gas Fitters held a remote Board meeting on
Wednesday, December 1, 2021, starting at 9:00 a.m.

INFORMATIONAL NOTE: All votes were taken by roll call. Where each member voted in favor, the vote will be reported as unanimous.

The topics shown below were discussed at the aforementioned meeting:

Member and Staff Attendance

MEMBERS	APPOINTMENT	PRESENT	ABSENT
Mr. Joseph McNamee	Member, Master Gas Fitter	X	
Mr. Harold Knight	Member, Journeyman Plumber	X	
Mr. John Cruz	Member, LP Installer	X	
Mr. Bahig A. Kaldas, P. E.	Member, Plumbing Engineer	X	
Mr. Joseph V. Waskiewicz	Member, Master Plumber	X	
Mr. Wayne Thomas	Member Journeyman Gasfitter	X	
Ms. Ruth Alfasso	Member, Dept. of Public Health	X	
Ms. Sarah Badway	Public Member	X	
STAFF			
Mr. Charles Kilb	Board Legal Counsel	X	
Ms. Karen Brann	Board Executive Director	X	
Ms. Mary Collins-McCarthy	Associate Executive Director	X	



Mr. Taylor Roth	State Plumbing Investigator	X	
Mr. Scott Padden	State Plumbing Investigator	X	
Mr. Fredrick Lima	State Plumbing Investigator	X	
Mr. James O'Reilly	State Plumbing Investigator	X	
Mr. Joseph Peluso	Board Consultant	X	

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

APPROVAL OF PREVIOUS MEETING MINUTES

Board Meeting Minutes

October 6, 2021 – Open Meeting Minutes

Discussion

-Threshold on continued use of 1 ½” drain

Board members heard a concern that its allowance for smaller drains may be abused and that some installations could have replaced the piping without a hardship. At this time, the Board members indicated a desire to see the approval letter used by the office. It was noted that this letter does not require a threshold, which had been a prior requirement. The Board members decided not to make a change at this time. Accordingly, the matter will be reviewed at the next monthly meeting. No new vote taken.

VARIANCE REQUESTS

PV-537 MASTER LEE’S TAEKWONDO & AFTER SCHOOL AT SPRINGFIELD 109 MILL STREET SPRINGFIELD

The Petitioner (Brian Despard from BPD Plumbing) is seeking a variance from 248 CMR, Section 10.15.10 a 2, to install a sewer ejector into a main sewer line exiting a daycare facility. The discharge from the plumbing fixtures from the first floor (5 toilets and 5 lavatories) drain into the 4” building sewer on the floor below. The main sewer backs up and the 4” main sewer line needs to be professionally cleared through the face wall clean out every few months. It is believed that items from the daycare are being flushed down the toilets causing the obstructions. The local Board of Health has been notified. The applicant admitted that, other than cost of compliance, there were no hardships to justify a variance.

Vote: A motion was made by WT and seconded by HK to deny the variance request as presented.

Result: Passed unanimously.

PV-590 KRISTON SCANNELL 40 KEITH STREET MIDDLEBORO

The Petitioner (George Abban) is replacing a gas furnace with five feet of exposed exhaust venting pipe that is then concealed. The existing piping is PVC, it does not appear that any of this piping is compromised and the furnace manufacturer does not prohibit the use of existing piping. The Petitioner will be replacing some piping to the furnace with a product accepted PVC pipe. The Petitioner has been unable to locate any fittings to transition between old and new piping that are product accepted and would like to utilize a Fernco coupling. The local Board of Health has been notified.

Vote: A motion was made by WT and seconded by HK to grant the variance request from 248 CMR, and clarify that for future matters, clamps which are rated for 200 degrees can be product accepted and utilized for venting purposes. In discussion some members indicated that such an allowance may be premature.

Results: Motion passed (JC, BK JW voted against the motion, all other members in favor)

PV-594 145 BROADWAY TAUNTON

The Petitioner (Jaildo Moura) is seeking a variance from 248 CMR, to plumb the front portion of the above property with PVC piping and use the drain provided for plumbing for future apartments. Currently there is a 4" PVC pipe connection extending through the foundation wall on the eastern side of the home under a newly paved driveway.

Vote:

Result: The Board took no action as it meets the current code.

PV-595 BOND VET 43-61 FAN PIER BLVD BOSTON

The Petitioner (Doug Anderson from Commercial Construction Consulting) is seeking a variance from 248 CMR, Section 10.10(18)(i)(1), for the requirement to provide separate male and female facilities for employees and section 10.10(18)(k)(1), from the requirements to provide separate male and female facilities for visitors in a 2,540 sq. ft. tenant space on the first floor of the building for a veterinary clinic in a new building. Boston Inspectional Services has been notified.

Vote: A motion was made by TW and seconded by JW to grant the variance request from 248 CMR, Sections 10.10(18)(k)(1) and 10.10(18)(i)(1), to allow one gender neutral staff bathroom and one gender neutral bathroom for visitors (two total) to be provided.

Result: Passed unanimously.

PV-606 DEEP & CHARA DESHPANDE 5 OLMSTEAD ROAD BROOKLINE

The Petitioner (Jorge Arruda from Brite Builders, Inc.) is seeking a variance from 248 CMR Traps and Cleanouts, for the length from the sink drain to the trap exceeding the 24" max requirement by code. The Agape Acer 1081F sink fixture is a Mass Plumbing approve product. The local Board of Health has been notified.

Vote: A motion was made by TW and seconded by HK, to grant the variance request from 248 CMR, Sections 10.08, with a 2" drain and vent.

Result: Passed unanimously.

PV-618 HOME MARKET FOODS 140 MORGAN DRIVE NORWOOD

The Petitioner (Masiel Calabrese from Home market Foods) is seeking a variance from 248 CMR, to use a 4" Zenenergy flow Management Device with 2" ECO Flow Management Device. This device is to be installed for the sole purpose of conserving clean water and should save 5% - 12% water. The local Board of Health has been notified. In discussion members indicated that there was a concern that this device would restrict flow of water to plumbing fixtures in a way that could be a risk.

Vote: A motion was made by JW and seconded by JC to deny the variance request as presented.

Result: Passed unanimously.

PV-621 BUNKER HILL COMMUNITY COLLEGE 250 NEW FUTHERFORD AVE BOSTON

The Petitioner (Frank Stramaglia from VAV International, Inc.) is seeking a variance from 248 CMR, to remodel men's and women's bathrooms in building B and D on all three floors to single stall gender neutral bathroom suites. There are 12 bathrooms that will be remodeled. Urinals will not be included in the bathrooms.

Vote: A motion was made by WT and seconded by RA to grant the variance request from 248 CMR to remodel the men's and women's bathrooms in building B and D on all three floors, to single stall gender neutral bathroom suites. There are 12 bathrooms that will be remodeled.

Urinals will not be included in the bathrooms.

Results: Passed unanimously

SPECIAL PERMISSION PLUMBING

AARON FRIEDLAND 92 GARDNER ROAD BROOKLINE

The Petitioner (Aaron Friedland) is seeking a variance to install a washing machine and utility sink in the basement of his house and vent them with an air admittance valve. The house is four stories including basement and attic. None of the existing air vents extend down to the basement.

Vote: A motion was made by HK and seconded by JW, to deny the variance request.

Result: Passed unanimously.

PV-623 3 ENGLEWOOD AVENUE UNIT 10 BROOKLINE

The Petitioner (Maureen Houghton) is seeking a variance from 248 CMR Basic principles and requesting a variance to basic principle number 15, light and ventilation, to eliminate the need for an exhaust vent. The local Board of Health has been notified.

Vote: A motion was made by HK and seconded by RA, to grant the variance request from 248 CMR, basic principle number 15, light and ventilation, to not install a bathroom vent fan at the above address.

Results: Passed unanimously.

PV-631 AYER SHIRLEY REGIONAL SCHOOL DISTRICT

The Petitioner (Jonathan Charwick from Activitas, Inc.) is seeking a variance from 248 CMR, Section 10.10 Table 1, and requesting a 50% reduction in female toilets for new permanent bleachers that will seat 355 people. The petitioner is proposing to have 3 male and 3 female toilets. The code requires 6 female toilets. The Petitioner is also seeking relief from having toilet facilities within 300', Section 10.10. The local Board of health has been notified.

***Vote:** A motion was made by WT and seconded by JC, to allow 3 male toilets, 3 female toilets and 1 family toilet room, in the proposed concession building near the new 355 seat permanent bleachers. The Board also voted unanimously to grant the variance request from 248 CMR, 10.10 for toilet rooms to be more than 300 feet away from the bleachers. The toilet rooms will be less than 400 feet away from the bleachers.*

***Result:** Passed unanimously.*

PV-632 28 PROCTOR STREET HOPKINTON

The Petitioner (Anthony Pineyro) is seeking a variance from 248 CMR, Section 10.16, for the use of bow vents not in a peninsula or island with a 2" vent to go through the roof on the inside wall in a historical farmhouse. The project consists of two kitchen sinks both below post and beam walls without access to venting and would compromise architects plans.

***Vote:** A motion was made by HK and seconded by JW to table the variance request.*

***Result:** Passed unanimously.*

PV-633 191 WASHINGTON CONDOMINIUMS 191 WASHINGTON STREET BOSTON

The Petitioner (Shane Wise from R W Sullivan) is requesting a variance for the secondary roof drainage discharge to be allowed to exit the building below the roof. The previous three buildings at this site have the secondary drainage discharging at the roof soffit, as they are emergency only and do not see regular flow. Boston Inspectional Services has been notified.

***Vote:** A motion was made by JW and seconded by JC to deny the variance request as presented.*

***Result:** Motion passed (BK abstained, JM recused)*

PV-634 DUDLEY WATER DEPARTMENT 12 NEW BOSTON ROAD DUDLEY

The Petitioner (George Patrinos from Dudley Water Department) is seeking a variance from 248 CMR, Section 10.10 (18)(j)2, for a new 4,000 sq. ft water treatment plant. A portion of the facility will be used as a Water Treatment Plant Operator's office and general administration area of the office. The design includes one unisex bathroom and shower to service the water treatment plant operator's office area within the larger process/storage type building. The facility will be occupied by on person, process controls will be provided so the system can function automatically without an operator on site 24/7. The site will be visited periodically for data collection and maintenance. Local Board of Health has been notified.

***Vote:** A motion was made by JW and approved by RA to grant the variance request from 248 CMR, Section 10.10 (18)(j)2, to allow one unisex bathroom and shower to service the water treatment plant operator's office area within the larger process/storage type building. The facility will be occupied by on person, process controls will be provided so the system can function automatically without an operator on site 24/7. The site will be visited periodically for data collection and maintenance.*

***Result:** Motion passed. (JC did not vote)*

PV-636 TOWN OF MANSFIELD 6 PARK ROW TOWN HALL SECOND FLOOR MANSFIELD

The Petitioner (Vincent Grassi from Woodard and Curran) is seeking a variance from 248 CMR, Section 10.02 (6) (b), 10.10 and requesting to eliminate the requirement of facilities in a water utility and water treatment building. The building is heated for freeze protection of the system

and building components. Operators are anticipated to be in the building approximately 5 times per week for less than ½ hour. The local Board of Health has been notified.

Vote: A motion was made by JC and seconded by HK to deny the variance request as presented.

Result: Motion passed (RA voted against the motion, all other members voted yes)

PV-637 SHATTUCK SHELTERS – 170 MORTON STREET - BOSTON

The Petitioner (Tim Mahoney from R. W. Sullivan Engineering) is seeking approval for the following items regarding the Shattuck pre-fabricated shelter units: (1) The dwelling shelters would be permitted to not have a toilet, lavatory, kitchen sink, shower as part of the unit, because of the accessibility to the separate bathroom / shower shelters, (2) the UPC plumbing fixtures pre-installed in the bathroom and laundry shelters would be permitted as part of the shelter construction, (3) the plumbing potable water, waste and vent piping pre-installed by a non MA licensed plumber for the plumbed shelter units would be permitted, and (4) under the 10.10 - Table 1 minimum facility fixture count requirements, the "Dormitories" building clarification of 1 toilet per 6 females and 1 toilet per 8 males would be accepted for the intended 22 shelter occupants at this site. This a state project. Board of Health letter is not needed.

Vote: A motion was made by JW and seconded by TW, to grant the variance request from 248 CMR, Sections 10.02(6)(a), 10.03, 10.10 – Table 1 dormitories, as presented, for a one-year period of time from the date of the Board meeting. The project will need to be brought back to the Board in one year. The Board also requests the Petitioner to submit to the Board's office, a list of the plumbing fixtures being used to ensure proper standards are being met.

Results: Passed unanimously.

BOARD DELEGATED STAFF APPROVALS – SPECIAL PERMISSION PLUMBING

DOUGLAS AND GATES SCHOOLS 75 SPRUCE STREET ACTON

A request for special Permission Plumbing has been granted from 248 CMR 10.14 (7)(j)2 for the installation of a recycled rain water system for flushing toilets and urinals only, at the above reference location.

RESIDENTIAL PROJECT APPLICATION

The Petitioner (Jamie Prevosk from Keefe Regional Technical School) is seeking approval for a Residential Project that will be done at 17 2nd Street, Natick. The students will be installing plumbing for a full bath on the first floor of an addition. The size of the water distribution piping will be increased to accommodate the new bathroom.

FYI – Board Delegated Staff Approvals – Board Vote Not Required

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

DAPV-594	Jaildo R. Moura	145 Broadway	Taunton
DAPV-596	Kathleen Lavin	56 Bradford Commons Lane	Braintree
DAPV-597	Judy Ma	90 Pleasant St. Unit 2	Brookline
DAPV-598	Shirley Lake	16 Willow St. Unit 410	Melrose
DAPV-599	John Sansone	144 Old Ferry Rd, Unit B	Haverhill
DAPV-600	Lorraine Shuck	305 Tilden Commons Lane #305	Braintree
DAPV-601	Adele Giurastante	100 Cove Way #409	Quincy
DAPV-602	Ray & Melinda Drapeau	6 Whispering Hill Road	Woburn
DAPV-603	Dan K. (C.I.L. Inc./Adtec Electroplating)	125 Glenn Street	Lawrence
DAPV-604	Francie Mcphail & William Mcphail	61 Winchester Dr.	Dennis
DAPV-605	Earl Brown	175 Cottage St. Unit 205	Chelsea
DAPV-607	Brian Mcnamara	243 Highland Ave	Watertown
DAPV-608	Michael Rizzuto	1 Cothill Road	North Billerica
DAPV-609	Stephen & Sally Pelletrino	400 Colonial Dr. Unit 57	Ipswich
DAPV-610	Norman Shor	6 Talcott Road	North Easton
DAPV-611	Lionel Demers	2743 Cranberry Hwy Unit 4D	Wareham
DAPV-612	Pedro Soares	20 James St.	Somerville
DAPV-613	Luke Coriello	1500 Worcester Rd #519	Framingham
DAPV-614	R. Evans Stewart	8 Jasper St.	Saugus
DAPV-615	Susan Stritter	120 Brickett Hill Circle	Haverhill
DAPV-616	Richard Orpik	25 Concord Greene Unit 4 Building 25	Concord
DAPV-617	Stuart Malcolm	1 Juniper Rd	Peabody
PV-618	Masiel Calabrese	140 Morgan Dr.	Norwood
DAPV-620	Ed Walsh & Nancy Reid	12 Waterman Road	Auburn
DAPV-624	Joseph Zedarekki	166 Chapel St.	Newton
DAPV-625	Sara Pattie	39 Woodview Dr	Brewster
DAPV-626	Kristina DeMala	405 Pondview Place	Tyngsborough
DAPV-627	Penelope Lane	1 Aberden Way Unit 220	Cambridge
DAPV-628	John Mercier	17 Ipswich Woods	Ipswich
DAPV-629	Dorothea Cornetta	276 Albion St. apt 18	Wakefield
DAPV-635	Janine Haynes	48 Rosewood Drive	Stoughton

At 11:30 a.m., a motion was made by TW and seconded by HK, to adjourn the regular session meeting and go into Executive Session per M.G.L. c. 30A, s. 21 to discuss applicants character, rather than competence.. The motion passed unanimously.

EXECUTIVE SESSION

See Separate minutes

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

QUASI JUDICIAL SESSION

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

None

ADJOURNMENT

At 12:06 p.m., a motion was made by WT, seconded by RA to adjourn. This motion passed unanimously.

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.