



CHARLES D. BAKER
GOVERNOR

KARYN E. POLITO
LIEUTENANT GOVERNOR

JAY ASH
SECRETARY OF HOUSING AND
ECONOMIC DEVELOPMENT

Commonwealth of Massachusetts
Division of Professional Licensure
BOARD OF STATE EXAMINERS OF PLUMBERS
AND GAS FITTERS

1000 Washington Street • Boston • Massachusetts • 02118

JOHN C. CHAPMAN
UNDERSECRETARY OF
CONSUMER AFFAIRS AND
BUSINESS REGULATION

CHARLES BORSTEL
DIRECTOR, DIVISION OF
PROFESSIONAL LICENSURE

FEBRUARY, 22 2017 BOARD MEETING MINUTES

MEMBERS	APPOINTMENT	PRESENT	ABSENT
Mr. Paul Kennedy Sr.	Chairman, Journeyman Gasfitter	x	
Mr. Joseph McNamee	Member, Master Gas Fitter	Arrived at 10:23 a.m.	
Mr. Bahig A. Kaldas, P. E.	Member, Plumbing Engineer	x	
Ms. Sarah Badway	Consumer Member	x	
Mr. Joseph Waskiewicz	Member, Master Plumber	x	
Ms. Ruth Alfasso	Member, Dept. of Public Health	x	
Mr. John Cruz	Member, LP Installer	x	
Mr. Harold Knight	Member, Journeyman Plumber	x	
Mr. Dan Kilburn	Member, Public Safety	x	

9:00 A.M. AGENDA REVIEW: By Chairman Paul Kennedy

- Emergency Egress and Cell Phone Policy

9:05 A.M.: APPROVAL OF PREVIOUS MEETING MINUTES:

- The January 25, 2017 Board Meeting Minutes

A motion was made to approve the minutes as written by Mr. Kilburn and seconded by Ms. Alfasso
Unanimous

- The January 25, 2017 Executive Session Meeting Minutes

A motion was made to approve the minutes as written by Mr. Kilburn and seconded by Ms. Alfasso
Unanimous

- The February 1, 2017 Board Meeting Minutes

A motion was made to approve the minutes as written by Mr. Kilburn and seconded by Ms. Alfasso
Unanimous

- The February 1, 2017 Executive Session Meeting Minutes

A motion was made to approve the minutes as written by Mr. Kilburn and seconded by Ms. Alfasso
Unanimous



VOCATIONAL SCHOOL PROJECT(S)

UPPER CAPE TECHNICAL SCHOOL – 220 SANDWICH ROAD – BOURNE

Installation of a rest room, hand wash sink, eyewash, water fountain and 100,000BTU boiler for the Plumbing Shop of the school

As this is an on-campus project, the applicant is not required to attend

A motion was made to approve by Mr. Knight, seconded by Mr. Cruz

Result: Unanimously approved

DISCUSSION(S)

D1) Randy Gilman from Interstate Controls appeared to discuss Siemens Gas Trains

The Board members noted that the Siemens SKP25 Multi-Function Valve does not have a manual reset and appears to be used for installations that are not in compliance with 248 CMR 7.00. Accordingly, the members recommended that the manufacturer seek a code change prior to utilizing such a product.

No formal action necessary.

VARIANCES

PV213) CURTIS FELIX – 2207 STATE HIGHWAY – WELLFLEET

The Petitioner (Curtis Felix) is seeking a variance from 248 CMR 10.09 (2) (d). The location where grease interceptors shall be installed, including whether it shall be installed external to the food service facility, will depend on building, site, environmental and interceptor sizing parameters. Currently the only tenant using the kitchen is Elder Services of Cape Cod and the islands (aka Meals on Wheels). Mr. Felix notes the grease interceptor is located approximately 23 feet-six inches from these units and 10 feet off the building near the entry to the kitchen. The Wellfleet Board of Health was properly petitioned.

Meeting Notes: 1800sq ft. -Engineer is requiring a 1500 gallon exterior grease trap. Petitioner is looking to eliminate interior grease trap for a 3 bay sink and 1 dishwasher.

A motion was made to approve by Mr. Knight, seconded by Mr. Kaldis

Result: 7 for 1 against

PV227 - HOTEL TRIA - 220 ALEWIFE BROOK PARKWAY - CAMBRIDGE

The Petitioner (Martin Rylands) is seeking relief from 248 CMR 10.10 (18) at this location in Cambridge.

During the renovation of the guest bathrooms, seven tubs were removed and seven new 60" x 30" shower bases were installed. These bases do not have the required 30" x 30" free floor space as a portion of the 30" is taken up by the curb. The shower bases were supplied by the Hotel and were delivered to the jobsite the day after I had left to Ireland for Christmas vacation. My Journeyman plumber was rushed into installing the bases as there was a tight deadline to complete the renovation. The bases have all been tiled and shower doors have been installed. The cost of removal of all the tile, Durarock and glass doors from the seven bathrooms would be considerable. The loss income by the hotel. The bases have to be removed and new tubs installed would be imposed on me by the hotel. The original contract was to replace 21 tubs with these bases. I have informed the hotel that it is not possible to install wider base as it will interfere with the free space required at the toilet. As a result the Hotel has abandoned its plans to replace the additional 14 tubs. The Cambridge Board of Health was properly petitioned.

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Meeting Notes: Hotel supplied shower bases. Bases do not meet 30” requirement due to curb. Petitioner states 900 sq. inch shower will be too close to toilet. Glass doors will be installed. 7 units have been installed and will not change any more.

A motion was made to deny by Mr. Waskiewicz, seconded by Mr. Kilborn

Result: 6 for the motion, 2 opposed

PV231-RAW SEAFOOD-421 CURRANT ROAD-FALL RIVER

The Petitioner (Larry Couto) is seeking a variance regarding material used on food production for a waste. The material request is to install schedule 40 Polypropylene waste and vent system in lieu of code compliant cast iron waste and vent system in a commercial building. Production waste temperature is lower than the allowable constant operating limits provided by the Polypropylene manufacturer. Long term this will provide the owner a maintenance free reliable system. This will help alleviate lost productivity due to repairs associated with cast iron systems used for this application. The Fall River Board of Health was properly petitioned

Meeting Notes: The applicant indicated that salt from processing will rot cast iron.

A motion was made to approve by Mr. Waskiewicz, seconded by Mr. Cruz

Result: unanimous

PV232 - MASS AUTO OUTLET - 224 SOUTHWEST CUT OFF - WORCESTER

The Petitioner (William Frasier) is seeking a variance to eliminate the required bathroom. The Petitioner is also seeking to eliminate the sand and gas trap required in a metal storage garage which is 23 ft. x 26 ft. The building is a slab on grade unheated storage building to store antique cars only. There will be no repair or replacement of parts performed in this storage shed. There is no water, sewage, or storm connected to this building. Only power. There is also no heat. They are seeking a variance from 248 CMR sections 10.10 Table 1, and 248 CMR section 10.08. The Worcester Board of Health was properly petitioned. The Board of Health supports the variance request.

Meeting Notes: Two cars will be stored in space. No water heat or drainage in building. Under the current code, no variance would have been necessary had only one car been involved.

A motion was made to approve by Mr. Waskiewicz, seconded by Ms. Alfasso

Result: unanimous

PV233 – HARVARD UNIVERSITY – 20 SUMNER ROAD - CAMBRIDGE

The Petitioner, Zachary Rohlfs is seeking a variance to from 248 CMR, Section 10.10 (18) to allow the installation of one unisex rest room for the people on the upper floors of this building. They are also seeking a variance to eliminate drinking fountains and install water stations. The Cambridge Board of Health has been properly petitioned.

Meeting Notes: Building was a residential house prior. 50 occupants will be max. A handicap lift is present.

There is a HC unisex bathroom on 2nd floor mezzanine. There are male and female bathrooms in basement.

The 2nd floor and 2nd floor mezzanine will be for employees only, and basement will have guests.

A motion was made to approve by Mr. Kilburn, seconded by Ms. Alfasso

Result: unanimous

PV234 – PARTNERS URGENT CARE – 95 WASHINGTON STREET – CANTON

The Petitioner, Alfred Presioso is seeking a variance to from 248 CMR, Section 10.10 Table (18) to allow the installation of one unisex rest room for staff at this medical facility. The Canton Board of Health has been properly petitioned.

Meeting Notes: 21 patients, 7 staff and 7 exam rooms. 3200 sq.’ Looking for 1 unisex bathroom for staff and a specimen toilet with the sink outside the room.

A motion was made to approve by Mr. Waskiewicz, seconded by Mr. Cruz

Result: unanimous

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PV235 – UMASS BOSTON – 100 MORRISSEY BLVD - BOSTON

The Petitioner, Joseph Naughton is seeking a variance to from 248 CMR, Section 3.04 to allow the installation of custom fabricated trough drains at this facility. As this is a State project, no Board of Health petition is required.

Meeting Notes:

A motion was made to approve by Mr. Waskiewicz, seconded by Mr. Kilborne

Result: unanimous

PV236 – PEARLE VISION CENTER – 84 BOSTON TURNPIKE - SHREWSBURY

The Petitioner, Thomas Montesion is seeking a variance to from 248 CMR, Section 10.15 (10) to allow the installation of a duplex sewer ejector system at this facility. There is a gravity drain available but would be very difficult to access though another tenant area. The Shrewsbury Board of Health has been properly petitioned.

Meeting Notes: Plumber states he could not get the pitch. Goes about 45'. Pipe is 3". Inspector requires a variance, and states a drain is available.

A motion was made to deny by Mr. Cruz, seconded by Mr. Waskiewicz

Result: 7 for 1 against

This request was cancelled by the applicant-02/17/17

~~PV237 – NEIGHBORHOOD HEALTH CENTER – 63 MAIN STREET – BROCKTON~~

~~The Petitioner, James Kalian is seeking a variance to from 248 CMR, Section 10.02 to allow the installation of the lavatory in a single user rest room installed just outside the room at this facility. This is a drug testing area and the concern is that samples may be compromised. The Brockton Board of Health has been properly petitioned.~~

This request was cancelled by the applicant

~~PV238 – SMITH STREET ASSOCIATES LLC – 36 SMITH STREET – NORTHAMPTON~~

~~The Petitioner, Jamie Jankowski is seeking a variance to from 248 CMR, Section 10.09 to allow the overhead door to remain without requiring the installation of floor drains and a separator. The Northampton Board of Health has been properly petitioned.~~

PV239 – SWEETGREEN – 368 CONGRESS STREET - BOSTON

The Petitioner, Paul Gibbs is seeking a variance to from 248 CMR, Section 10.10 to allow the installation of one unisex rest room for staff and patrons in lieu of the requires two. Boston Inspectional Services has been properly petitioned.

Meeting Notes: Public bathrooms are in hall within 100'. There are 13 seats in restaurant. Total of 19 occupants including employees. Space is 1550 sq. ft. The members noted that technically, no variance was necessary.

A motion was made to approve by Mr. Knight, seconded by Mr. Kilbun

Result: unanimous

PV240 – STOUGHTON HIGH SCHOOL – 232 PEARL STREET - STOUGHTON

The Petitioner, Scot Woodin is seeking a variance to from 248 CMR, Section 10.10 to allow a reduction in the number of fixtures related to the stadium at their new school. The Stoughton Board of health has been properly petitioned.

Meeting Notes: looking for a 50% reduction in fixtures. 34 female 17 male are required. The members noted that this is a standard request typically granted.

A motion was made to approve by Mr. Knight, seconded by Ms. Alfasso

Condition(s): 50% reduction of required fixtures. Will install 17 female and 9 male toilets.

Result: unanimous

PV241 – AMERICAN MOBILE DETAILING – 463 LANCASTER STREET - LEOMINSTER

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The Petitioner, Jaime Sepulveda is seeking a variance to from 248 CMR, Section 10.09 to allow the overhead door to remain without requiring the installation of floor drains and a separator. The Leominster Board of Health has been properly petitioned.

Meeting Notes: Company will be buffing cars only. 4 or 5 cars will be in space. 2 garage doors.

The members noted that this type of variance has never been granted.

A motion was made to Deny was made by Mr. Waskiewicz, seconded by Mr. Knight

Result: 7 in favor of the motion, 1 opposed

PV242 – STATE LEGISLATIVE LEADERS FOUNDATION – 481 MAIN STREET - CENTERVILLE

The Petitioner, Alison Bressi is seeking a variance to from 248 CMR, Section 10.06 to allow the connection of new cast iron or copper to the existing PVC vent pipe. The Centerville Board of Health has been properly petitioned.

Meeting Notes: Building was a residence. Will be an office for a charity company with 10 employees. Removing shower and installing a half bathroom. Want to rough bathroom with compliant material and tie into existing PVC

A motion was made to approve by Mr. Knight, seconded by Mr. Cruz

Result: 7 for 1 abstained (Mr. Kilburn, out of room)

PV243 – PCR REALTY – 11-13 WALL STREET - WALTHAM

The Petitioner, Syed Bokhary is seeking a variance to from 248 CMR, Section 10.10 to allow a reduction in the number of rest rooms required for this facility. The Waltham Board of Health has been properly petitioned.

Meeting Notes: Max number will be 30 students and 2 teachers ages 9 and above. 4,000 sq'. Min fixtures would be 1 male and 1 female for students and 1 male and female for teachers.

A motion was made to approve by Mr. Kilburn, seconded by Ms. Alfasso

Condition(s): 1 male and 1 female for students and 1 unisex for teachers or 3 unisex bathrooms total

Result: unanimous

PV244 – 1-7 DALTON HOTEL & RESIDENCES – 1-7 DALTON STREET - BOSTON

The Petitioner, Blair Chamberlain is seeking a variance to from 248 CMR, Section 10.06 to allow the installation of 316 Stainless Steel pipe and fittings for the potable water piping at this location. Boston Inspectional Services has been properly petitioned.

Meeting Notes: It was noted that this type of variance has been granted before.

A motion was made to approve by Mr. Waskiewicz, seconded by Mr. Knight

Result: unanimous

FYI – Board Delegated Staff Approvals – Board Vote Not Required

Full operation of unlisted gas equipment

DAG79 – Harbar LLC – 320 Turnpike Street - Canton

At approximately **10:15** am, the Chairman stated the Board would enter into an Investigative Conference and would return to Open Session at approximately **10:30** am. Members of the public were asked to leave the room.

INVESTIGATIVE CONFERENCE

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After the Investigative Conference, it was noted for the record that the Board was asked to reconsider a condition that was part of a disciplinary settlement agreement under the above referenced docket number. By unanimous consent, the members agreed not to reconsider the matter at this time. No formal action required.

ADJOURNMENT

At approximately 10:35am a motion was made to adjourn the February 22, 2017 Board Meeting by Mr. Cruz, seconded by Mr. Knight.

Result: Unanimous

LIST OF DOCUMENTS USED:

1. Meeting agenda
2. Minutes from prior meeting
3. Variance applications for above referenced agenda items

Respectfully Submitted By;

Wayne E. Thomas

Wayne E. Thomas, Executive Director
Board of Examiners of Plumbers and Gasfitters

Respectfully Authorized by;

Paul Kennedy, Sr.,

Paul Kennedy Sr., Chairman
Board of Examiners of Plumbers and Gasfitters