



MAURA HEALEY
GOVERNOR

KIM DRISCOLL
LIEUTENANT GOVERNOR

YVONNE HAO
SECRETARY, HOUSING AND
ECONOMIC DEVELOPMENT

Commonwealth of Massachusetts
Division of Occupational Licensure
Office of Public Safety and Inspections

1000 Washington Street, Suite 710
Boston, Massachusetts 02118

LAYLA R. D'EMILIA
UNDERSECRETARY, CONSUMER
AFFAIRS AND BUSINESS
REGULATION

SARAH R. WILKINSON
COMMISSIONER, DIVISION OF
OCCUPATIONAL LICENSURE

Minutes

Meeting of the
Board of Elevator Regulations
March 21, 2023, at 1:00 p.m.

Microsoft Teams Meeting

Board Members Present:

Eric Morse, Acting Chair
David Gaudet
Brian Ronan
Christopher Towski
Neil Mullane
Sarah Wilkinson

Division of Occupational Licensure Staff:

Peter Kelley
Terry Ascii

Board Members Absent:

David Morgan

Guests Present:

Mike Curran
Paul Larkin
Cheri Davis
Brent Lewis
Ryan Myers
Patrick Flaherty

Call to Order 1:07 p.m.:

1. 30 Rowes Wharf, Boston [Exhibit 1]

State IDS: Multiple

Petitioner: Brent Lewis

Petitioner is seeking a variance from 2013 ASME A17.1 Section 2.27.2.2 with regards to the full building emergency power testing required for the acceptance test for the permitted power computer the following is requested; opposed to a full complex Eversource shutdown affecting all aspects of the building. Petitioner would like to switch off 3 main switch gear panels simultaneously that control seven of the automatic transfer switches related to the elevators in the complex. Cheri Davis explained

they are looking for an interpretation or clarification for 20, 30, 40, and 50 Rowes Wharf and she described the location as a complex with a hotel, residences, garage, and office space. Rowes Wharf has been constructing modernizing for each of their elevators over the past few years and decided to add a computer to allow emergency power system to work automatically, versus the old manual system. They have questions on how they will test this and need clarification with regards to the testing, and can they use a switch gear to activate transfer switches for elevators that will simulate the loss of normal power to the generator and that's how the system would be tested once completed. Eric Morse deferred to Mike Curran to describe how the transfer switches were set up. Mike Curran explained the set-up of the switches as grouped by the building that they were located in. Eric Morse inquired how assimilating power was done. Mike Curran explained that there are five switchboards but only three switch boards for power that control the elevator power. The intention was to stop the three switch boards simultaneously to activate the transfer switches. Eric Morse clarified that once power is dropped, it shifts the emergency power, and everything becomes fully automatic. Mike Curran agreed, everything is fully automatic. Brent Lewis added that the new emergency power computer incorporates all elevators in the building and explained the process. Eric Morse asked for more clarification on whether the entire power must be turned off to test the elevators or turn the power off to each elevator transfer switch. Brent Lewis explained that the three switch gears are related to the seven transfer switches that control all the elevators in the building. Eric Morse asked for more clarification on the auto and why the entire power had to be turned off. David Gaudet asked for the exact code being referenced under section 2.27. Brent Lewis replied, A17.1 Section 2 27.2.2. David Gaudet read the section and noted that transfer between emergency and stand by shall be automatic and there was no mention about dumping all power to test and that the transfer section falls under the elevator. When normal power is lost it doesn't require a person to manually switch. David Gaudet asked petitioner, for the process going from normal power to standby power on the test and how it's done with an automatic transfer. Brent Lewis explained the standby power pulling switch gears process. David Gaudet inquired about the operation to get from normal power to emergency power in these units located at 20,30, 40 Rowes Wharf. Brent Lewis stated for the purpose of testing to pull switch gears which would take out all seven transfer switches causing them to use emergency power. David Gaudet referred to the manual power and the auto takes over. Brent Lewis agreed. Neil Mullane asked the petitioner if one of the breakers were pulled, are you going to get recall on a portion of the building and is that the reason for simultaneously tripping the breaker on three circuits that connect to seven auto transfer systems? Brent Lewis replied correct. Neil Mullane added that it would be effective if one breaker was thrown, but what would move over to emergency power and what would remain on live building power? Brent Lewis replied to it would only affect the transfer switches connected to that one switch. David Gaudet asked if throwing three transfer switches simulate what would happen if power was lost to the building? Eric Morse added by not throwing transfer switches they are slowing the power supply to the transfer switch, cutting out normal power to transfer switch, the transfer senses it lost normal power and will turn on the generator and then supply power to the elevators. They are not manually throwing the transfer switch, it's fully automatic. David Gaudet inquired does that throw power to the main three main power switch panels and assimilate an auto loss of power and an auto transfer? Eric Morse yes, there is no longer normal power. Mike Curran affirmed that is accurate. Sarah Wilkinson added you don't want to throw all three because it turns off all the power. Brent Lewis explained what the three switch gears do when turned off and that the computer works correctly. Sarah Wilkinson stated that the only power being tested is the elevator emergency power. Brent Lewis responded not having the full knowledge of how the whole building operated and how the code was being interpreted. Eric Morse explained different buildings run off the same generator and can be auto sequenced. To test all seven transfer switches would have to be tripped, no power, auto transfer to generator, to the computer which auto

sequences each car down. An entire building doesn't need to have power dumped. Lose power to transfer switches to generator to auto sequencing. Focus is the elevator transfer switch. A motion was made by Eric Morse under Sec 2.27.2.2 transfer power between normal and emergency power systems is demonstrated by removing normal power from the transfer switches and the total building power doesn't need not be interrupted. Neil Mullane seconded the motion with a comment that the removal of power supplying the switch gears may be accomplished manually. Eric Morse amended his motion to include Neil Mullane's statement, adding the removal of the power switch can be done manually..

Motion: Eric Morse

Seconded: Neil Mullane

Vote: 5-0. Granted.

Roll Call Vote:

- | | | |
|-------------------|---|------------------------------|
| • David Gaudet | <input checked="" type="checkbox"/> yea | <input type="checkbox"/> nay |
| • Brian Ronan | <input checked="" type="checkbox"/> yea | <input type="checkbox"/> nay |
| • Neil Mullane | <input checked="" type="checkbox"/> yea | <input type="checkbox"/> nay |
| • Sarah Wilkinson | <input checked="" type="checkbox"/> yea | <input type="checkbox"/> nay |
| • Eric Morse | <input checked="" type="checkbox"/> yea | <input type="checkbox"/> nay |

Neil Mullane left at 2:07 p.m.

2. 267 Old Colony Avenue Boston [Exhibit 2]

33 A Street, Boston

235 Old Colony Avenue, Boston

State IDS: TBD

Petitioner: Julie Canelos

Petitioner is seeking a variance for a new installation of a semi-automated parking unit, 524 CMR 26.07 protection at other levels, 524 CMR 26.11 car enclosure and car gates. Ryan Myers presented schematics of the semi-automated parking systems including four and six bay systems and explained where the system will be placed and how it will work. Tenants drive in and are assigned spots and park in a designated stall. The driver follows safety precautions to exit their vehicle and enter the building. All three products are the same and set up for self- park operation. The control cabinets are in a dedicated machine room. The ceiling clearance and pit depths are displayed. The standard fire protection coverage on top and sidewall heads for both the pit and the ground floor levels referenced another project located at 144 Old Colony. The spaces in between the machines will be protected by photo light barrier. The gaps will be double fenced by the developer (shared photos of 144 Old Colony) and an angled safety fall hazard access coverage as requested (it the past) by the BER. Neil Mullane inquired about the system of gates and the protection at the front entry. Ryan Myers explained they used a 7 ft tall aluminum mesh gate 15mm runs laterally on a horizontal track. The expanded metal squares with a pass-through interlock with a safety system. If the doors are not closed, and the lock plunger is not in place the machine doesn't run. There is a pushback until an object is cleared. The inside edge is protected with a photo-light barrier for any obstruction (referenced photo). Ryan Myers stressed that only one gate will open at a time. Neil Mullane asked for clarification about the permit barrier between the fencing between the six bay system. Ryan Myers explained structural steel prevents people from falling in between. Neil Mullane inquired about a recent completed installation and its acceptance testing. Ryan Myers stated that they had to close the gap between the doors with sheet metal (referred to photos). Eric Morse inquired about the height of the pit corridor and if a firefighter in full gear can move through it. Ryan Myers replied the height is 7. 5ft.with the intent that a firefighter can move about in full gear. Eric Morse asked about lighting inside.

Ryan Myers replied that lighting exists in the rear wall, the drive on and drive off level, as well as service lighting in the pit which is not controlled by the machine. Eric Morse asked if lighting is connected to a backup system. Ryan Myers replied, no he will have to clarify with the developer. Eric Morse asked if it could be considered, for the evacuation, or entering of firefighters. Neil Mullane inquired if there was drainage, or a sump pump included? Ryan said he will have to defer to the developer about it. Board member, Christopher Towski arrived at 2:03 p.m. Eric Mullane requested that Ryan Myers review the lower level and the access to firefighter fighters. Ryan Myers explains the location of the stairs, walkable aisle, control locations, structural walls, and access into the pit with measurements. Eric Morse inquiries about the delivery of the cars, the mechanics of the floor, and the pedestrian environment. Ryan Myers explains they're driven through to the back on a flat platform that articulates front row to the back (references the schematic of drive-over panel) and no elevation change for a person to walk and vacate. Christopher Towski inquired if a review with the community and the fire protection done for alarms and sprinklers completed. Ryan Myers had no information to offer. Brian Ronan inquired about the review process. Ryan Myers said that the developer would know that. Brian Ronan explained the review process for the project and provided his contact information for the developer to contact him. Brian Ronan stressed that a variance is required to be in place and to have the developer contact him. David Gaudet expressed his concern that people could be in the device and the device could close. Christopher Towski stressed the necessity of a safe system. David Gaudet proposed that the Board review in closed session before deciding and that they only saw one (267 Old Colony) of the three locations. Eric Morse agreed that this case requires more discussion by the Board and deferred to Board counsel. David Gaudet added that three cases with different environments to review together is inappropriate as each stand on its own merit. Neil Mullane rejoined at 2:22 pm and added the comment to support a site visit to view the equipment, place on hold to deliberate further, and to file as three separate locations. Neil Mullane left at 2:25 pm. Eric Morse asked Ryan Myers to explain the location at 235 Old Colony. Ryan Myers shared the schematics and noted that it's identical to 144 Old Colony as referenced earlier in his presentation of 267 Old Colony with six units as opposed to one. Eric Morse inquired about the status of the building and completion. Ryan Myers stated the pits are poured and are ready for installation. Ryan Myers summarized the location of 33 A Street using schematics as a smaller version of the unit at 267 Old Colony with the same drive through system, service corridor, and same operating system. Eric Morse inquired about the building status. Ryan Myers stated it's ready for construction and foundation is being poured. Dave Gaudet clarified that this is two units, two deep, one above, and one below access to pit level is through a stairwell, with two machine rooms and questioned the size of the machine rooms. Ryan Myers referred to the schematics and replies 36' x 36'. David Gaudet concerned with the electrical room and control panel access with an in-swinging door appear to be small. Ryan Myers stated the doors have been changed to swing outward for that reason and couldn't provide the strong dimensions of the control room. David Gaudet questioned if the mainline could remove power to the machine in other locations. Ryan Myers confirms yes and that auxiliary stops can be wired anywhere. David Gaudet is there a disconnect when you enter the pit through the door (referred to the right of the stacker system). Ryan Myers said the door is interlocked and there is no disconnect. The system would have to be restarted above. David Gaudet asked if 33A Street was brought to the Board previously. Ryan Myers replied that all three were formerly Park Plus projects. Motion made by David Gaudet to take the cases independently and place them on hold for further Board discussion. Christopher Towski seconded. Eric Morse deferred to Board Council about closed session review. Peter Kelley indicated that the matters could subsequently be heard in closed session, quasi-judicial conferences and placed as such in the next meeting notice. David Gaudet amended his motion to go into quasi-judicial session. Christopher Towski agreed.

Motion: David Gaudet

Seconded: Christopher Towski

Vote: 5-0: On hold for the Board to discuss in closed session, quasi-judicial conferences at a future date to be determined.

Roll Call Vote:

- | | | |
|----------------------|---|------------------------------|
| • David Gaudet | <input checked="" type="checkbox"/> yea | <input type="checkbox"/> nay |
| • Christopher Towski | <input checked="" type="checkbox"/> yea | <input type="checkbox"/> nay |
| • Sarah Wilkinson | <input checked="" type="checkbox"/> yea | <input type="checkbox"/> nay |
| • Brian Ronan | <input checked="" type="checkbox"/> yea | <input type="checkbox"/> nay |
| • Eric Morse | <input checked="" type="checkbox"/> yea | <input type="checkbox"/> nay |

Motion to Adjourn: Christopher Towski

Seconded: Brian Ronan

Vote: 5-0: Adjourned 3:48 p.m.

Roll Call Vote:

- | | | |
|----------------------|---|------------------------------|
| • Eric Morse | <input checked="" type="checkbox"/> yea | <input type="checkbox"/> nay |
| • Christopher Towski | <input checked="" type="checkbox"/> yea | <input type="checkbox"/> nay |
| • David Gaudet | <input checked="" type="checkbox"/> yea | <input type="checkbox"/> nay |
| • Brian Ronan | <input checked="" type="checkbox"/> yea | <input type="checkbox"/> nay |
| • Sarah Wilkinson | <input checked="" type="checkbox"/> yea | <input type="checkbox"/> nay |

Prepared by: Terry Ascì

Exhibit List:

- Exhibit 1: Variance packet for 30 Rowes Wharf, Boston
- Exhibit 2: Variance packet for 267 Old Colony Avenue, 33 A Street, and 235 Old Colony Avenue Boston.