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**JAY ASH**  
SECRETARY OF HOUSING AND  
ECONOMIC DEVELOPMENT

**Commonwealth of Massachusetts**  
**Division of Professional Licensure**  
**Office of Public Safety and Inspections**

1 Ashburton Place, Rm 1301 • Boston • Massachusetts • 02108

**JOHN C. CHAPMAN**  
UNDERSECRETARY OF  
CONSUMER AFFAIRS AND  
BUSINESS REGULATION

**CHARLES BORSTEL**  
COMMISSIONER, DIVISION OF  
PROFESSIONAL LICENSURE

Minutes

Board of Elevator Regulations  
One Ashburton Place – Boston, MA 02108  
21<sup>st</sup> Floor-Conference Room #1  
March 28, 2017

Board Members Present:

Stephen Sampson, Chairman  
David Gaudet  
Cheryl Davis  
John O'Donoghue  
Brian Ronan

Board Member Absent:

David Morgan

Guests Present:

Miguel Flores (North Shore Music Theatre)  
Kelly Reed III (North Shore Music Theatre)  
Andrea Hunt (Lerch Bates Inc.)  
Todd Costa (Kaestle Boos Associates Inc.)  
Megan Rogoff (Kaestle Boos Associates Inc.)  
Robert Parris (Parris and Associates Inc.)  
Ronald Freeman (Spaulding Network)  
Jeff Holloran (District Condominiums LLC)  
Donald Bjork (Kone Elevator)  
Heidi Arrowsmith (Kone)  
John Segar (Segar Architects)  
Ruthy Barros (DPL)

**1. Approval of meeting minutes from January 24, 2017**

A motion was made by Stephen Sampson to table the minutes. The motion was seconded by John O'Donoghue. Vote: 5-0 Granted.

**2. Approval of meeting minutes from January 31, 2017**

A motion was made by Stephen Sampson to table the minutes. The motion was seconded by John O'Donoghue. Vote: 5-0 Granted.

**3. Approval of meeting minutes from February 21, 2017**

A motion was made by Stephen Sampson to table the minutes. The motion was seconded by John O'Donoghue. Vote: 5-0 Granted.

**4. Final approval for variances:**

The Board discussed the possibility of designating the Chief of Elevator Inspections to approve variances only requesting a wheelchair travel of no greater than 14 feet. The Board also reviewed some of the variances that have been approved per the Chief of Elevator Inspections.



**The Board discussed the following:**

**62 Dunham Road – Beverly, MA**

**Interpretation**

**524 Section 29 – Stage Lifts**

**Petitioner: Miguel Flores**

The petitioner came before the Board seeking an interpretation on a stage device that was installed in the North Shore Music Theatre in 2005 and has been in service since that time. The unit is used to lift people and props. The petitioner stated the he considers the unit stage equipment and have provided and performed general maintenance including the replacement of the stage platform. The device consists of 3 ¼ inch plywood with a hydraulic cable system measuring 8x8 feet. The unit is OSHA compliant however, the space was inspected by a Building Inspector that questioned the unit. Elevator Inspector's Joseph O'Malley, Walter Zalenski and George Ramian went out to look at the unit in January of 2017 and placarded. The petitioner stated that the unit was designed and installed by Westworks and they are no longer in business. The unit is computer controlled with a ribbon switch system and the safety features include a guard underneath and runs 24 inches per second at its maximum. The petitioner stated that if anything comes into contact with the unit, the unit automatically stops. The petitioner stated that the unit contains a lot of safety features and is operated by 1-3 crew members and they have access to an emergency stop system. A motion was made by Cheryl Davis that based on the documentation presented to the Board, this unit should be classified as a stage lift and place on hold pending the specifics on section 29 the petitioner is seeking relief from. The motion was seconded by John O'Donoghue.

**Motion:** Cheryl Davis

**Seconded:** John O'Donoghue

**Vote: 5-0; Place on hold.**

**10 Post Office Square – Boston, MA**

**State ID: 1-P-6213**

**Petitioner: Jay Foley**

The petitioner submitted an email to the Office of Public Safety and Inspections withdrawing their application and the owner is to complete on the work on the work order.

**36 Gross Hill Road – Wellfleet, MA**

**New Installation**

**524 CMR A17.1 – 1996 Section 2000.7**

**Petitioner: Megan Rogoff**

The petitioner came before the Board seeking a variance for an extended travel for a vertical wheelchair lift. The proposed wheelchair lift is to be installed within the Wellfleet Police Station. The travel requested by the petitioner is 14'- 6". The petitioner stated that the existing two story building was built in the 1980's. The petitioner provided the Board with an email from the Architectural Access Board (AAB), supporting the proposed extended travel of 14'- 6". The petitioner stated there would be structural issues and a financial burden if a LULA was an option to be installed. A motion was made by John O'Donoghue to grant the variance due to the size of the building and the AAB's approval. The motion was seconded by Cheryl Davis.

**Motion:** John O'Donoghue

**Seconded:** Cheryl Davis

**Vote: 5-0; Granted.**

**1575 Cambridge Street – Cambridge, MA**

**State ID: 49-P-314**



**524 CMR Section 2.7.2.2 and Section 2.8.2**

**Petitioner: Ronald Freeman**

The petitioner came before the Board seeking a variance from two pre-existing conditions regarding piping in the machine room. The petitioner stated that the elevator is used as the hospital's freight elevator and it was built in 1895, with the last refurbishment being in 1967. There is a 6 inch sanitary main that is 72" to the bottom of the pipe. There is also a small section of a sprinkler line that is 80" to the bottom of the pipe. The unit will be modernized in the summer of 2017. A motion was made by Cheryl Davis to grant the variance to allow the sprinkler line and the sanitary line in the machine room. The petitioner must place signage on the door stating "Caution Low Overhead". Also the main sanitary line must be painted in a florescent color with wording on the line explaining what it is. The reason for granting the variance is due to the existing building and conditions. The motion was seconded by John O'Donoghue.

**Motion:** Cheryl Davis

**Seconded:** John O'Donoghue

**Vote: 5-0; Granted.**

**30 South Main Street – Ipswich, MA**

**State ID: 144-P-20**

**524 CMR**

**Petitioner: Jeff Holloran**

The petitioner came before the Board seeking a variance from new installation code requirements and instead being allowed to comply with modernization code requirements. The petitioner stated that the unit was installed in 1988 in the Ipswich old town hall. The unit has not been tested in a while and has not been running since 2001. A motion was made by Cheryl Davis to place the variance on hold with the understanding that based on the fact that the machine room is moving that it is actually a material change. The elevator will have to meet current code and anything that does not meet current code will have to be brought back to the Board for consideration, within a week. The motion was seconded by David Gaudet.

**Motion:** Cheryl Davis

**Seconded:** David Gaudet

**Vote: 5-0; Place on hold.**

**Exhibit List:**

Exhibit 1: Meeting minutes from January 24, 2017

Exhibit 2: Meeting minutes from January 31, 2017

Exhibit 3: Meeting minutes from February 21, 2017

Exhibit 4: Variance petition – 62 Dunham Road – Beverly, MA

Exhibit 5: Variance petition – 10 Post Office Square – Boston, MA

Exhibit 6: Variance petition – 36 Gross Hill Road – Wellfleet, MA

Exhibit 7: Variance petition – 1575 Cambridge Street – Cambridge, MA

Exhibit 8: Variance petition – 30 South Main Street – Ipswich, MA

Exhibit 9: Variances to be finalized

**Motion to Adjourn:** John O'Donoghue

**Seconded:** Cheryl Davis

**Vote: 5-0; Granted.**

Hearing concluded at 3:12 p.m.

Prepared by: Ruthy Barros

