



**CHARLES D. BAKER**  
GOVERNOR

**KARYN E. POLITO**  
LIEUTENANT GOVERNOR

**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**  
**10:00 a.m. – 12:00 p.m. on the 13<sup>th</sup> Floor, Room 1301**  
**1:00 p.m. – 4:00 p.m. on the 21<sup>st</sup> Floor, Conference Room #3**  
**May 23, 2017**

Board Members Present:

Stephen Sampson, Chairman  
David Gaudet  
David Morgan  
John O’Donoghue  
Eric Morse  
Brian Ronan

Members absent:

Cheryl Davis  
Brian Ronan

Guests Present:

Joseph Viamari (Tighe & Bond)  
Matthew Wzcchek (Tighe & Bond)  
Chris Lawson (Watermark – OPM)  
Frank Killilea (Linear Realty)  
Harrison Broun (Otis Elevator)  
Ralph Perelis (Linear Realty)  
Deirdre Ann Hosler (DPL)  
Stephen Carley (DPL)  
Wyndham Hubbard (DPL)

**The Board discussed the follow:**

- 1. 170 Belmont Street – Worcester, MA**  
**New Installation**  
**524 CMR**  
**Petitioner: K. Russell Adams**

The petitioner came before the Board seeking a variance for two proposed wheelchair lifts. The petitioner stated that the proposed renovations include new doors and windows and requires the petitioner to provide accessible entry per 521 CMR. The two new vertical lifts are proposed to access the entry and toilet areas. Due to space constraints and the multi-split level configuration, one of the proposed wheelchair lifts will not have a backstop. A motion was made by David Gaudet to place the petition on hold for 90 days to allow the petitioner to review the elevator code and verify if the proposed lifts are 521 CMR complaint. The motion was seconded by Eric Morse.

**Motion:** David Gaudet

**Seconded:** Eric Morse

**Vote: 5-0; Placed on hold for 90 days. Brian Ronan was not present.**

2. **120 Granite Street – Worcester, MA**  
**New Installation**  
**524 CMR A17.1-1996 Part XX 2000.7a**

**Petitioner: K. Russell Adams**

The petitioner came before the Board seeking a variance to allow a 14ft vertical travel distance for a proposed wheelchair lift. The petitioner stated that the proposed renovations include new doors and windows and requires the petitioner to provide accessible entry per 521 CMR. The vertical lift is proposed to access the entry and toilet areas. Space constraints does not allow for elevator installation. A motion was made by David Gaudet to grant the variance and the petitioner must be 521 CMR complaint. The motion was seconded by David Morgan.

**Motion:** David Gaudet

**Seconded:** David Morgan

**Vote: 5-0; Granted. Brian Ronan was not present.**

3. **49 Main Street – Concord, MA**  
**New Installation**  
**524 CMR Section 17.02 (5)**

**Petitioner: Ralph Perelis**

The petitioner came before the Board seeking from the machine room height. The petitioner stated that the existing building was constructed around 1890 and is subject to the Concord Historic District. In an effort to bring the building into compliance with

ADA, a proposed installation of an elevator is required. Due to the building's structure, the ceiling height of the machine room would be approximately 6'-5". A motion was made by David Morgan to grant with the stipulation that the petitioner affix warning tape and signage on the machine room door stating, "Low Overhead". The justification of the Board's decision is due to the existing conditions and the. The motion was seconded by Brian Ronan.

**Motion:** David Morgan

**Seconded:** Brian Ronan

**Vote: 6-0; Granted.**

### **Code Review**

The Board discussed Section 8.1.1, and where keys are to be kept. Also, the Board discussed Sections 6.1.7.3.3 and 6.2.7.3.3, specifically in regards to the authorization and allocation of key to a specific group. The Board went on to discuss definition is Section 3, in particular a qualified Elevator Inspector (QEI) under Section 3.49, an Authorized Personal, in Section 3.4 and the term "user" in Section 3.26. Lastly, the Board discussed definitions in Section 4 - Hoist Towers.

The meeting minutes from March 28, 2017 and April 25, 2017 were not available for the Board to review.

### **Exhibit List:**

Exhibit 1: 170 Belmont Street – Worcester, MA

Exhibit 2: 120 Granite Street – Worcester, MA

Exhibit 3: 49 Main Street – Concord, MA

**Motion to Adjourn:** David Morgan

**Seconded:** Brian Ronan

**Vote: 6-0; Granted.**

Hearing concluded at 3:45 p.m.

Prepared by: Ruthy Barros