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# The Commonwealth of Massachusetts Department of Public Safety

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Secretary

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Commissioner

## Minutes

### Emergency Board of Elevator Regulations Meeting

One Ashburton Place, 13<sup>th</sup> Floor

February 8, 2016 – 10:00AM

#### Board Members Present:

Stephen Sampson, Chairman  
David Gaudet, Building Owners  
Cheri Davis, Elevator Manufacturers  
Harold McGonagle, City of Boston  
Tom Riley, Consulting Engineer  
Michael Nicoloro, City of Cambridge  
John O'Donoghue, Department of Fire Services

#### Guests Present:

Peter Wallack (Lerch Bates)  
Joseph O'Malley (DPS)  
George Dahlquist (DPS)  
Stephen Carley (DPS)  
Theresa Lepore (DPS)

#### Board Members Absent:

David Morgan, Elevator Mechanic

### Emergency Board of Elevator Regulations Meeting

#### 1. **Manufacturer:** GEDA

**Product:** TP 4400 Construction Hoist

**Owner:** Fenway Park

**Petitioner:** John Ryan

Peter Wallack, who is a representative of Lurch Bates, spoke on the behalf of Fenway Park. This proposed lift is a GEDA Construction Hoist and is similar to other Construction Hoists located in the Boston area. This proposed lift will be used during the 'Big Air at Fenway' event from February 11, 2016 – February 13, 2016. The lift will be constructed by Kone Elevator pending product approval from the Board of Elevator Regulations ("Board"). This lift will transport passengers to the base of a stairwell that ultimately leads to the top of the Ski Ramp. The staircase has 30 landings. The Board requested that the appellant go through each section of 524 CMR 5.10 where a variance is necessary:

**5.10.1.1.1 – Hoistway Enclosure:** Safety netting will be provided for hoistway protection, anywhere there is access to the hoistway. (For example, along the stairs)

**5.10.1.2 – Pits:** GEDA pit is above and will be enclosed with a solid 13-ft high plywood enclosure, 7-ft above the lowest landing. GEDA requests a variance to exceed the buffer distance (A17.1-2004).

**5.10.1.7 – Machine Rooms and Machinery Spaces:** The machines and controller [NEMA 4 Enclosures] rode on the left. There is a 7-foot high barrier separating passengers from the rack system as well as the contained drive systems and motors.

**5.10.1.9.2 – Hoistway Doors:** There are solid plywood doors installed under 5.10.9

**5.10.1.9.2 – Emergency Doors:** GEDA Equipment has a

**5.10.1.10 – Car Enclosure:** Modtruss is enclosing the car with GEDA approval and also needs to add a full roof covering the entire platform.

**5.10.1.10.4 – Emergency Exits:** GEDA roof cannot be walked upon, a variance is required for the 300-lb/Square Foot for the protective roof.

**5.10.1.10.8 – Car Door:** A collapsible gate is provided in conjunction with a drop down ramp. Electric contacts are provided upon the ramp and operating bar above 42” from the floor. The Elevator Operator is the only one with the authority to operate the Car Door.

**5.10.1.12.1 – Rated Load:** GEDA Equipment doesn’t meet the capacity requirements and requests a variance for the floor area and capacity to be 3300-lbs while traveling with the 7 passenger maximum.

**5.10.1.20 – Driving Machines and Sheaves:** The GEDA design uses a rack and pinion system.

**5.10.1.23.2 – Temporary Signs:** GEDA requests a variance to allow signage that reads, ‘7 Passenger Maximum’

**The following is a list of all the requirements from the Board in order to ensure safe operation of this lift:**

- 1) All passengers of the lift must undergo safety training in the event of an emergency.
- 2) Signage that reads, ‘7 Person Maximum’.
- 3) Requirement for illumination in the lift.
- 4) Elevator Operators and ground personnel must have hand held radios.
- 5) There must be 2 Elevator Operators per shift along with a
- 6) A Massachusetts Licensed Elevator Mechanic must be on site during construction and operation.
- 7) The unit can only be operated under the meteorological requirements as set out in the operation manual.
- 8) Requirement for a Safety Test of (1) Emergency Lowering (2) Drop Test (3) Verify that all Safety Functions operate correctly.

The DPS Technical Code Coordinator, Joseph O’Malley, will permit this unit as a Construction Hoist in the Inspection Permitting System pending approval from the Board. The permit for this temporary lift is only valid until February 22, 2016. A motion was put forth by Harold McGonagle to grant the variance to allow the GEDA TP 4400 Construction Hoist under the aforementioned stipulations. The motion was seconded for discussion by Tom Riley. This variance was granted in order to ensure the Public’s Safety and to be in accordance with Massachusetts General Law.

**Motion by:** Harold McGonagle

**Seconded by:** Tom Riley

**Vote:** 7-0; Granted

### **Matters Not Reasonably Anticipated 48 Hours in Advance of Meeting**

#### **Exhibit List:**

Exhibit 1: Petition for Product Variance dated February 8, 2016

Exhibit 2: Pictures of the Unit

Exhibit 3: GEDA TP4400 Assembly and Operating Manual

Exhibit 4: Four GEDA Certificate of Completion

Motion to Adjourn by Cheri Davis, seconded by Harold McGonagle. Hearing concluded at 12:00 p.m.

Prepared by: Ethan J. Clough

