

STATE CODES AND STANDARDS COMMITTEE (C&S)

Wednesday, June 14, 2023 – 1:00 PM (Teams-online)

[Instructions for attending the meeting can be found as an attachment of the agenda]

AGENDA

1. CALL TO ORDER

2. ATTENDANCE

3. APPROVAL OF MINUTES OF THE MAY 10, 2023, MEETING

4. COMMUNICATIONS:

SUBJECT & DATE RECEIVED	FROM - TO	DESCRIPTION
Request for Appeal May 24, 2023	Steven R. Montgomery Lewis Brisbois CS	A-23-06 RE: [422 Sport Hill Road, Easton, CT 06612]. Appeal of a determination made by Peter Howard, the Town of Easton Building Inspector, to issue a Certificate of Occupancy for an indoor equestrian riding arena. ACTION: _____ _____
Correspondence Received June 1, 2023	Heide Mizak CS	C-23-01 RE: [Willington Town Inspector, Mr. Rupert] Email to OSBI. ACTION: _____ _____
Correspondence Received June 9, 2023	Walter J. Onacewicz, Esquire Nair & Levin, P.C. CS	A-13-22 RE: [240 South Main Street, East Windsor, CT]. Appellant withdrew appeal. ACTION: _____ _____

5) SUBCOMMITTEE REPORTS

- a) **Codes Amendment Subcommittee (CAS) (Free)**
- b) **Ethics/Procedural Regulations Subcommittee (Harwood)**

6) OLD BUSINESS

7) NEW BUSINESS

- a) **Staff Report**
 - i) **Omarys Vasquez, State Building Inspector**
 - ii) **William Abbott, State Fire Marshal**

- iii) **Anne Peterson/Rebecca Tamborra, Staff Counsel–**
- b) **Fire Prevention Code Advisory Committee (Harwood & Sinsigalli)**
- c) **Training Councils**
 - i) **Building Code Training Council (Musco)**
 - ii) **Fire Marshal Training Council (Harwood)**
- d) **Report on Bills (Vasquez)**

8) APPEAL HEARINGS

- a. **A-06-21 RE:** Request for Appeal received 06/02/21 from Mr. Mayer Muller, Owner; common Hartford Accommodation RE: [2370-2374 Main Street, Hartford, CT]. Order to Vacate due to Fire/Life Safety Hazards – Connecticut State Fire Safety CGS Section 29-306(c). Hearing panel assigned and hearing held on March 8, 2023 at 9:00 a.m. **Decision to be mailed out.**
- b. **C-22-01 RE:** Complaint regarding Richard Leighton, Chester Building Inspector and Fire Marshal **RE: [43-45-47 Main Street, Chester, CT]** received 5/3/22 from John R. Schroeder, AIA LLC. Referred to OSBI to seek more information from Complainant to substantiate complaint. Complainant reports that he does not have any additional information to submit. Complaint committee will make recommendation to the full Committee. **Hold on agenda.**
- c. **C-22-02 RE:** Complaint regarding Town of Chester, Richard Leighton, Building Inspector & Fire Marshal. This is in reference to the building permits issued for buildings located **RE: [189-191 Middlesex Avenue, Chester, CT]** received 5/3/22 from Mr. Thomas A. Gribbin A.I.A Noyes Vogt Architects. Referred to OSBI. OSBI conducted an investigation and submitted a report to the Committee. Complaint committee will make a recommendation to the full Committee. **Hold on agenda.**
- d. **C-22-03** Correspondence received 9/27/22 from Patricia A. Cofrancesco, Esq., Law Offices of Patricia A. Cofrancesco **RE: [60 Pinehurse Drive, East Haven, CT – Elaine Cioffi (Owner)];** Seeking Revocation of East Haven Building Official’s License (James Bassett). Referred to OSBI for investigation. Complaint committee will make recommendation to the full Committee. **Hold on agenda.**
- e. **A-13-22 RE:** Request for Appeal received **10/24/22** from Walter J. Onacewicz, Esquire, Nair & Levin, P.C. for James A. Balch. **RE: [250 South Main Street, East Windsor, CT 06016] – State Building Code Section 117 Violation September 14, 2022, Notice of Imminent Danger, Order to Vacate and Posting of Unsafe Structure (“Order”)** from Kenneth A. Rich, East Windsor Building Official. **11/4/22** Correspondence received from Brian L. McCann, Esq/Joshua A. Hawks-Ladds, Esq, Pullman & Comley, LLC - Town of East Windsor’s reply to “Notice of Appeal” filed by the Appellant, James A. Balch, dated October 24, 2022. Referred to OSBI for follow up. Status letter was mailed out on May 16, 2023, with a request to respond no later than 5/31/23. Parties will report to the Committee prior to June 14, 2023. **On 6/9/23, Appellant withdrew appeal.**

- f. **C-23-01 RE:** Complaint received 2/28/23 from Heide Mizak, **RE: [69 Lohse Road, Willington, CT]** James Rupert, Willington Building Official's "alleged" Work Ethics Violations (see attached email (2/14/23) and complaint letter to Willington Selectmen dated 11/22/22). Referred to OSBI for further investigation. Hold on to the agenda until we gather more information. **Hold on agenda.**
- g. **A-23-03 RE:** Request for Appeal received 2/21/23 from Bruce Kramer, New Fairfield **RE: [20 Cloverleaf Drive, New Fairfield]** Abatement Order. The Town of Fairfield does not have an "appeals board". Appellant is asking the Committee to overturn the Notice of Violation and Order to Abate because it creates an undue hardship and is procedurally defective. Per Chair, hold on agenda for further investigation. OSBI to investigate and request more information. **OSBI reached out to the Appellant and Building Official. Hold on agenda.**
- h. **A-23-04 RE:** Request for Appeal received 3/3/23 from Paul Payne, New Canaan Fire Marshal **RE: [17 & 23 Hill Street, New Canaan]** appeals/does not support the OSFM approval - Part II Section (3) 503.1.2 and 01.233 – "If agreeable to the owner/applicant & schedule allows. A site visit would be prudent". **OSFM approved modification.** Local Fire Marshal requested an appeal of the State Fire Marshal's decision. Counsel will look further into the jurisdiction of the appeal statute. **Counsel requested to hold until next meeting. Counsel is still working on this appeal. Hold on agenda.**
- i. **A-23-05 RE:** Request for Appeal received 4/5/23 from David Taylor **RE: [111 Founders Pl/323 Pitkin Street, East Hartford, CT]** 2022 CSFSC Part IV 39.4.2.1. Appellant is asking the C&S Committee to review the compliance plan submitted to the East Hartford Fire Marshal (John Pelow) and reverse his decision to reject this plan. A motion to refer to the OSFM (KF), seconded by (MS). All in favor, none opposed. **OSFM is working with Counsel. Hold on agenda for 30 days.**

9) **GOOD OF THE ORDER**

Codes & Standards Committee Meeting are not held in the month of July.

The next Codes and Standards Committee meeting is set for **Wednesday, August 9, 2023, 1:00 p.m.** Meeting format (on-line or in person) will be determined prior to the meeting (SEE TEAMS LINK ON NEXT PAGE TO ENTER MEETING)

10) **ADJOURNMENT**

Online Meetings

Codes and Standards Committee

January 2023 – December 2023

Overview

Due to the COVID-19 situation and pursuant to Governor Lamont's Executive Order 7B issued on March 14, 2020, the regularly scheduled meetings of the Codes and Standards Committee and the Codes Amendment Subcommittee will be held online using Microsoft Teams.

How to Join the Meetings

The meetings can be joined in the following ways:

1. **Video and voice** through a computer or smartphone.
 - If using a computer, no Teams account is required – just your regular browser.
 - If using a smartphone, the Teams app and a free account will be needed.
2. **Voice only** using a landline or cell phone.
 - No special equipment is required.

Please join by clicking the link or calling the number that follow:

Microsoft Teams meeting

[Click here to join the meeting](#)

Meeting ID: 259 291 320 891 Passcode: sXc39T

[Download Teams](#) | [Join on the web](#)

Or call in (audio only)

[+1 860-840-2075](#) Phone Conference ID: 393 675 578#

Meeting Etiquette

Teams Users or Non-Users:

- Existing Microsoft Teams users will join using their existing accounts, which will ensure their name is displayed.
- If joining the meeting as a non-Microsoft Teams User, please ensure you enter your full name and committee, company or industry affiliation when joining.

The meeting admin may mute all users' microphones at the commencement of the meeting.

- Committee members and assigned staff members may unmute at any time.
- Public attendees and non-assigned staff members should not unmute unless called upon. One or more public comment periods may be included at the chairperson's discretion.