

STATE CODES AND STANDARDS COMMITTEE (C&S)

Wednesday, March 8, 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 FEBRUARY 8, 2023, MEETING

4. COMMUNICATIONS:

SUBJECT & DATE RECEIVED	FROM – TO	DESCRIPTION
Request for Appeal Received 2/9/2023	Robert Kaye, Riverside Fence 137 Ethan Allen Highway Ridgefield, CT 06877 203-210-7447 rk@riversidefence.net CS	A-23-02 RE: [16 Boomer Road, Ridgefield] OSBI denial of Section 305.2.5 <u>closely spaced horizontal members</u> - To allow an alternative barrier design comprised of 1”x6” horizontal members angled at 55 degrees from the horizontal, spaced at 1 1/8 inch and overlapping the horizontal member above/below by 2 3/4 inches from the pool side edge. ACTION: _____
Correspondence received 2/11/23	Mr. Robert Leety 830 W River Street Milford, CT 06461 rcleety55@gmail.com (203) 913-6116 CS	A-14-22 RE: [830 W River Street, Milford] ACTION: <u>Correspondence submitted to assigned panel members</u> (<i>see item #i for details</i>)
Correspondence received 2/14/23	Ms. Heide Mizak 69 Lohse Road Willington, CT heidemizak@yahoo.com CS	C-23-01 Complaint regarding Willington Building Official 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) ACTION: Meeting scheduled: February 28, 2023 – 9: 00.m. _____
Request for Appeal Received 2/21/2023	Bruce Kramer 20 Cloverleaf Drive New Fairfield, CT 06812	A-23-03 RE: [20 Cloverleaf Drive, New Fairfield] Abatement Order. The Town of Fairfield does not have an "appeals board".

	203-788-3370 lawmand@yahoo.com CS	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. ACTION: <hr/>
Request for Appeal Received 3/03/2023	Paul Payne, New Canaan Fire Marshal 77 Main Street New Canaan, CT 203-788-3370 Paul.payne@newcanaanct.gov CS	A-23-04 RE: [17 & 23 Hill Street, New Canaan] Paul Payne, New Canaan Fire Marshal 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. ACTION: <hr/>

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, 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). Appeal was originally held over to August 2021 meeting. Mr. Mayer has recently reached out to request a hearing on the appeal. Keith Flood will meet with Counsel. A motion (HM) was made and seconded (PC) to hold on the agenda until we receive a report from staff and counsel by the January

2023, meeting. All in favor. None opposed. Motion carried. Counsel reports that there was a verbal order issued to vacate the building based on five emergency circumstances; followed up with a written abatement order that listed approximately a dozen fire safety code violations. Therefore, the property owner is entitled to pursue an appeal to this committee on the fire safety code abatement order and listed violations. However, Applicant no longer owns the building. Counsel will draft letter limited to fire safety code violations which falls under the jurisdiction of the Codes & Standards Committee. **Panel Assigned: Keith Flood, Chair; Ilona Prosol, Panel; Henry Miga, Panel; Mike Sinsigalli, Alternate. Hearing scheduled: March 8, 2023; 9:00 a.m.**

- b) **A-17-21 RE: [195 East Main Street, Branford, CT]** Appeal received 11/11/21 from Attorney John A. Ferranti - representing Shoreline Recovery, LLC RE: Notice of Violation issued by Branford Fire Marshal Robert Dobuzinsky dated 10/12/21. RE: A change of use and occupancy - referencing the 2018 CSFSC Parts I, II & III - 2015 IFC section [A] 102.3. Forward to Office of the State Fire Marshal. OSFM is working on this appeal with the Attorney. OSFM could not gain access to property but still working on this appeal. Report received on 5/9/22 from Joseph Kingston, OSFM-Fire & Life Safety Supervisor. Panel assigned: Keith Flood, Chair; Mike Sinsigalli, Panel; Henry Miga, Panel; Glenn Neilson, Alternate. Hearing scheduled: Friday, June 10, 2022 – 9:00 a.m. Hearing held followed by deliberations. Decision will be mailed out in 90 days (09/10/22). **Counsel is working on final decision. Hold on agenda.**
- c) **A-18-21 RE: [58 Todds Hills Road, Branford, CT]** Appeal received 11/11/21 from Attorney John A. Ferranti - representing Shoreline Recovery, LLC RE: Notice of Violation issued by Branford Fire Marshal Robert Dobuzinsky dated 10/12/21. RE: A change of use and occupancy - referencing the 2018 CSFSC Parts I, II & III - 2015 IFC section [A] 102.3. Forward to Office of the State Fire Marshal. OSFM is working on this appeal with the Attorney. OSFM could not gain access to property but still working on this appeal. Report received on 5/9/22 from Joseph Kingston, OSFM-Fire & Life Safety Supervisor. Panel assigned: Keith Flood, Chair; Mike Sinsigalli, Panel; Henry Miga, Panel; Glenn Neilson, Alternate. Hearing scheduled: Friday, June 10, 2022 – 11:00 a.m. Hearing held followed by deliberations. Decision will be mailed out in 90 days (09/10/22). **Counsel is working on final decision. Hold on agenda.**
- d) **A-06-22 RE: [90 Pine Road Jewett City, CT]** Appeal received 4/12/22 from Mr. Pixy Elliott RE: Appealing the decision made by the Town of Griswold Building Department RE: \$200.00 fine for not pulling a permit to replace front door. Referred to OSBI. OSBI worked with Building Official. We will await the withdrawal. Omarys Vasquez, State Building Inspector will follow up on status. **OSBI will contact Building Official to see if proper notice was given. Also, will reach out to Appellant for a withdrawal. Hold on agenda.**
- e) **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 jrschroeder@jrjaia.com, 69-2 Main Street, Chester, Connecticut 06412, (860)526-5838. Referred to OSBI. OSBI still working with the parties. Omarys Vasquez, State Building Inspector reports that she is actively engaged with the Complainant. OSBI directed their team to investigate this matter. OSBI reached out to Appellant. However, they wish to meet with this Committee. In the past we turned it over to the State Police for investigation. Hold on agenda for procedure. **Referred to C&S Committee Chair, Vice Chair and Secretary. OSBI will send files and information received from the Appellant for panel to evaluate for proper procedure. Meeting scheduled: February 28, 2023 – 9: 00.m.**
- f) **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., tomgribbin@noyevogtarchitects.com, Noyes Vogt Architects, 191 Middlesex Ave, Suite 2A, P.O. Box 370, Chester, CT 06412, (860)526-2900. Referred to OSBI. OSBI still working with the parties. Omarys Vasquez, State Building Inspector reports that she is actively engaged with the Complainant. OSBI requested a copy of the inspection report from Mr. Leighton. As soon as report is received, we should have an update for the Committee. OSBI/OSFM request all reports. We received inspection requests with hand-written notes that are not legible. OSBI will send

copies to the Chair and the Committee will follow up in January 2023. OSBI reached out to the Building Official for more information – all files pertaining to said property. **Referred to C&S Committee Chair, Vice Chair and Secretary. OSBI will send files and information received from the Appellant for panel to evaluate for proper procedure. Meeting scheduled: February 28, 2023 – 9: 00.m.**

- g) **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. Hold on agenda until we can get a recommendation on processing from Counsel and Omarys. **OSBI will continue to investigate. Hold on agenda.**
- h) **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. OSBI reached out to the Building Official. The appeal was filed to reserve their rights. Appellant obtained a permit, the B.O. flagged as an unsafe structure. Contract pulled permit and the building was demolished, renovations are ongoing. This issue appears to be resolved. Reached out to Attorney for a withdraw of the appeal as they seemed to have worked out the issues. **Attorney feels that they will withdraw but holding on the agenda to protect their appeal rights. Hold on agenda.**
- i) **A-14-22** RE: Request for Appeal received **11/14/22** from Robert Leety of Milford, CT RE: [830 W River Street, Milford, CT] RE: State Building Inspector's denial of Section R310.1 2015 IBC-Emergency escape and rescue opening required - to allow two basement bedrooms to have indirect access to an interior stair and an exterior door and the basement story to be protected with an NFPA 13D sprinkler system, instead of having emergency escape and rescue openings that open directly into a public way, or to a yard or court that opens to a public way. Panel assigned: Donald Harwood, Chair; Lou Free, Panel; Glenn Neilson, Panel; John Butkus. Hearing scheduled: January 11, 2023, at 9:00 a.m. Hearing suspended pending resolution with the Office of the State Building Inspector. **Omarys spoke with the attorney, and he says that the building official and the building owner have been collaborating and working together on the situation and correcting some of the non-compliant issues. They are sure that everything is copacetic. I asked them to make sure to let us know and to formally e-mail us that they are going to withdraw the appeal - at the time that they're ready. I would like to give him another month so I can reach out again. And asked them if this is this still open? Or at least it gives me a timeline on when they think it might end up getting resolved. Hold on agenda.**
- j) **A-23-01** Request for Appeal received 1/10/23 from Kathleen Donovan RE: of Ned Dalton, CFEI-Naugatuck Fire Marshal - Abatement Order of Fire/Life Safety Hazards. RE: **[45 Woodland Street, Naugatuck, CT]** CSFSC & CFPC - CGS 29-291A and 293. CT Sec: 12.4.6.6.3.5.2(7); Door self-closing device are not operating properly. The self-closing device shall be operational so that the door fully closes from its fully open position. Referred to Office of State Fire Marshal for review. On 2/3/23 David Woods-OSFM Fire & Life Safety Supervisor submitted the Investigation Report. **Panel Assigned: Keith Flood, Chair; Mike Sinsigalli, Panel; Glenn Neilson; Panel; William Zoeller; Alternate. Hearing scheduled: March 15, 2023 – 9:00 a.m.**

9) **GOOD OF THE ORDER**

The next Codes and Standards Committee meeting is set for **Wednesday, April 12, 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.