

STATE CODES AND STANDARDS COMMITTEE (C&S)

Wednesday, May 8, 2024 – 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 April 10, 2024 MEETING

4. COMMUNICATIONS:

SUBJECT & DATE RECEIVED	FROM - TO	DESCRIPTION
a. Request for Appeal received 04/17/24	James Casali JNC Contracting Associates, LLC jcasali@casalicompanies.com CS	A-24-05 RE: [12 Keplers Way, New Fairfield, CT 06812] OSBI denial to allow the installation of a new furnace in a crawl space without providing access large enough for replacement within a newly construction single-family dwelling. ACTION: _____ _____
b. Request for Appeal received 04/25/24	Dan Tyler Blackrock Development LLC blackrockdevelopmentllc@gmail.com CS	A-24-06 RE: [216 Mitchell Avenue, Groton City, CT 06430] Groton City BO denial of Building Code Section R403.1.4.1 (Frost Protection). ACTION: <u>Appellant withdrew appeal on 4/30/24</u> _____
c. Request for Appeal received 04/26/24	Attorney Jeffrey Weisman (Chaim Kirshner-Appellant) Weisman Law Firm, LLC jweisman@weismanlawoffices.com CS	A-24-07 RE: [Woodtick Crossing LLC, Waterbury, CT] – (multiple properties) CSFSC 2022 and CSFPC 2022 Violations. (Brian Danby, Inspector) ACTION: _____ _____

d. Correspondence received 4/26/24	Peter Howard, Easton BO CS	A-23-17 RE: [422 Sport Hill Road, Easton, CT] <i>see item #h below for details.</i> ACTION: <hr/> <hr/>
e. Request for Appeal received 5/6/24	Chris Moon CS	A-24-08 RE: [26 Longview Terrace, Naugatuck, CT 06770] State Building Inspector's denial of R905.1.1 Underlayment - to allow the replacement roof covering to be installed without the required 4-inch-wide strip of self-adhering polymer-modified bitumen membrane taping of all joints in the roof decking. ACTION: <hr/> <hr/>
f. Request for Appeal received 5/1/24	Charles Georgie, Principal Charles Georgie Associates CS	A-24-09 RE: [504 Hazard Ave, Enfield, CT 06082] State Building Inspector's denial Table 403.1 of the 2021 IPC to not provide the required plumbing fixtures. ACTION: <hr/> <hr/>

5) SUBCOMMITTEE REPORTS

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

6) OLD BUSINESS

Complaint Process Abbreviations

- C&S: Codes & Standards Committee
- CAC: Complaint Assessment Committee
- CP: Compliance Panel
- HP: Hearing Panel

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) **COMPLAINTS/APPEALS**

- a) **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 for investigation; report submitted to Committee. **Panel assigned (CP): Donald Harwood, Lou Free, Henry Miga.** Admin received notarized complaint form on 10/12/23. **Compliance conference held on 4/11/24. Compliance panel recommendation sent to full Committee.**
- b) **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. **(CP) assigned:** Henry Miga, Paul Costello, William Zoeller. Admin mailed out complaint form on 10/5/23. Tim Mikloiche has stepped in place of Henry Miga. Compliance panel meeting held on 12/19/23. CP received additional information. **CP Meeting confirmed - Thursday, March 14, 2024 – 9:00 a.m. Compliance Panel Recommendation submitted to entire committee on 4/9/24. A motion (TD) was made and seconded (WZ) to dismiss the complaint. All in favor. None opposed. Motion carried. Final decision was mailed out on 4/25/24.**
- c) **C-23-01 RE:** Complaint received 2/28/23 from Heide Mizak, **RE: [69 Lohse Road, Willington, CT]** James Rupert, Willington Building Official. **CP assigned:** David McKinley, Tim Mikloiche, Mike Sinsigalli. On 10/20/23 received the completed complaint form. Compliance hearing held on Thursday, November 9, 2023 at 1:00pm. CP recommendation sent to full committee on 2/14/24. (DM) motion that matter not move forward and seconded (HM). All in favor. None opposed. Motion carried. Counsel will draft decision to be mailed out. **Final decision was mailed out on 4/18/24.**
- d) **C-23-02 RE:** Correspondence received 8/19/23 from Adam P. McNiece, Niantic, CT RE: Complaint against town of Montville Building Official-David Jensen. Referred to CAC. Admin sent out packet on 10/5/23. CAC meeting scheduled: Tuesday, 10/31/23 at 9:00a.m. OSBI to follow up and provide feedback to Panel. OSBI sent CAC updates. CAC Meeting held 1/16/24. CAC meeting held March 11, 2024 at 9:00 a.m. for recap and recommendation. **CAC recommend dismissing complaint, Counsel will draft a final decision.**
- e) **C-23-04 RE:** Correspondence received 9/11/23 from Melisa Moone, Brooklyn, CT **RE: Complaint about Brooklyn Building Official-John Berard.** Admin to coordinate CAC Meeting. CAC meeting scheduled: Tuesday, November 28, 2023 – 11:00am. Referred to OSBI to investigate further. OSBI received info from the parties. CAC met on 3/11/24 at 9:00am. **Per C&S Chair, additional meeting held April 1, 2024 at 3:00 p.m.**

- f) **C-23-05 RE:** Correspondence received 10/17/23 from Kenneth LeClerc, DEEP, Emergency Response Unit, Supervising Emergency Response Coordinator, Southern Region **RE: Complaint about Newton Building Official-John Poeltl.** Complaint form received 11/13/23. Referred to OSBI to investigate further. CAC scheduled to discuss on Monday, March 11, 2024 at 9:00 a.m. **CAC meeting held; recommends moving to assigned CP: Keith Flood, Chair; Hank Cullinane, panel; Terry Deveney, panel; Tim Mikloiche, alternate. Confirmed CP Meeting – Tuesday, 4/23/2024 – 11:00 a.m.**

- g) **A-23-15** Request for appeal received 10/6/23 from Attorney James C. Winters c/o William Conroy, S.P.A.C.E. Systems, LLC RE: [210 Realty Drive, Cheshire, CT] Abatement Order of Fire/Life Safety Hazards dated 9/1/23 issued by Michael Kazlowski, Fire Marshal of the Town of Cheshire, CT. Referred to the OSFM. OSFM reached out to the local fire marshal – unable to resolve. Panel assigned: Keith Flood, Chair; Tim Mikloiche, panel; Henry Miga, panel; William Zoeller, alternate. Hearing held January 29, 2024. **Final decision was mailed out on 5/7/2024.**

- h) **A-23-17** Request for Appeal received from Steven Montgomery 10/26/23 RE: [422 Sport Hill Road, Easton] 2018 and 2022 Building Code sections 111.1; 8-12; Ch.3 Town of Easton Building Code section 252.1 – appealing decision of Peter Howard, Easton Building Official. Panel assigned: Lou Free, Chair, Anthony Cinicola, panel; Timothy Mikloiche, panel; Paul Costello, alternate. Hearing held January 30, 2024. **Final Decision was mailed out 4/26/24.**

- i) **A-23-18** Request for Appeal received from Attorney Majorie Shansky 11/14/23 RE: [198 Commerce Street, East Haven, CT] of East Haven Fire Marshal, C.G.S. Section 29-309. Abatement Order of Fire/Life Safety Hazards – change of use. Refer to OSFM. **Onsite inspection to be scheduled once Appellant receives report from hired code consultant.**

- j) **A-23-20** Request for appeal received from Ike Uzoka on 12/16/23 RE: **[48 Kimball Drive, New Britain, CT]** Richardson Masson, Fire Inspector/New Britain Fire Marshal - Abatement Order of Fire/Life Safety Hazards. Referred to OSFM for investigation. OSFM report submitted to Committee on 4/3/24. **Panel assigned: Mike Sinsigalli, Chair; Tim Mikloiche, Panel; Keith Flood, Panel; Hank Cullinane, Alternate.** Hearing Date: 5/1/24 – 9:00 a.m. Appellant requested hearing to be rescheduled. **Confirmed hearing date (5/15/24) – 9:00 a.m.**

- k) **A-24-03** Request for appeal received from Jarvis & Jennifer Ryan, Owner on 2/28/24 RE: **[11 Cornwall Drive, Windsor Locks, CT]** State Building Inspector's denial of Section R905.1.1 of the 2021 IRC to allow the installation of an asphalt recovery without the required 4-inch-wide tape on plywood roof sheathing seams. **Panel assigned: Tim Mikloiche, Chair; Terry Deveney, panel; Hank Cullinane, panel; Fred Wajes, Jr., alternate. Hearing held: 4/22/24 – 11:00 am. Drafted decision completed by Counsel – await approval from assigned panel members.**

- l) **A-24-04** Request for appeal received from Robert B. Hurd, AIA- Architect on 3/6/24 RE: **[213 Lawrence Street, Hartford, CT]** OSFM denial 2022 CT State Fire Safety Code to allow two (2) sleeping rooms to remain without a secondary means of escape. **Panel assigned: Keith Flood, Chair; Lou Free, panel; Ilona Prosol, panel; Paul Costello, alternate. Hearing held: 4/15/24 at 1:00 pm.**

9) GOOD OF THE ORDER

The next Codes and Standards Committee meeting is set for **Wednesday, June 12, 2024, 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 2024 – December 2024

Overview

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

Join on your computer, mobile app or room device

[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: 560 563 701#

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.