

C&S STATE CODES AND STANDARDS COMMITTEE MEETING MINUTES

December 14, 2022

The Chair called to order the regular meeting of the State Codes & Standards Committee at 1:00 p.m. The meeting was held online using a Teams format.

Attendance was taken and a quorum was present.

In Attendance:

Anthony Bruno, Health
John Butkus, AIA, Architect - **Absent**
Johnny Carrier, P.E., **C&S Chair**, Residential Contractor Member
Anthony Cinicola, Building Official
Paul Costello, Labor Trades
Hank Cullinane, HVAC Member
Thomas DiBlasi, P.E., Structural Engineer Member
Donald Doeg, Esq, Public Member
Keith Flood, Fire Marshal
Louis Free, Architect, **CAS Chair**,
Donald Harwood, Public Member
David McKinley, Advocacy
Henry Miga, Building Official
Tim Mikloiche, Electrical Contractor
Mike Musco, P.E. Electrical Engineer
Glenn Neilson, Building Contractor
Ilona Prosol, P.E., **C&S Vice Chair**, Fire Protection Engineer
Mike Sinsigalli, Fire Marshal - **Absent**
Eric Shutt, Plumbing Trades Contractor
Fred Wajcs, Jr., **C&S Secretary**, Public Member
William Zoeller, Energy Efficiency

Also Present:

Darren Hobbs, Director – Regulatory Compliance
Omarys Vasquez, AIA, NOMA, State Building Inspector
Anne Peterson, DAS/Legal
William Abbott, State Fire Marshal
Joseph Kingston, OSFM, Fire & Life Safety Supervisor
David Woods, OSFM, Fire & Life Safety
Joseph Duval, OSFM
Bethy Guiles, DAS/OSBI - Admin

PUBLIC:

Bruce Spiewak Robert Leety
Jason Vandever Cornelia Wu

1) MINUTES

- a) A motion (KF) was made and seconded (HM) to accept the minutes of the **November 9, 2022**, meeting minutes. **All in favor. None opposed. Motion carried.**

2) COMMUNICATIONS

- a) **A-14-22** – RE: Request for Appeal from Mr. Robert Leety 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 Butkas, Alternate. Hearing Date: 1/11/23 at 9:00 a.m.**
- b) **A-06-21** – Request for Appeal from 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 (*see item #b under communications*). **OSFM will send Counsel their Directive 10 that speaks on 29306c and the Fire Safety Code. 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.**

3) SUBCOMMITTEE REPORTS

- a) **Codes Amendment Subcommittee (CAS) (Free)** – No Report; OSBI: The IBC version is in ICC hands; they are reviewing. We made comments on latest edits; have not heard back as to when that final draft will be in. Second printing of the IRC that ICC has flagged for us (insulation values). Will issue back to ICC for publication. Not sure when CT's will be ready, but I will reach out to the editors when they can anticipate having those prints back.
- b) **Ethics/Procedural Regulations Subcommittee (Harwood)** – No report

4) OLD BUSINESS

- a) There was no old business

5) NEW BUSINESS

- a) Staff Report
- i) **Omarys Vasquez, State Building Inspector** – **No staff report.** The IBC version is in ICC hands; they are reviewing. We made comments on latest edits; have not heard back as to when that final draft will be in. Second printing of the IRC that ICC has flagged for us (insulation values). Will issue back to ICC for publication. Not sure when CT's will be ready, but I will reach out to the editors when they can anticipate having those prints back.
 - ii) **William Abbott, State Fire Marshal** – Hired 1 person. We are down 3. Will post new positions. NFPA documents are posted on our website with a date of tomorrow being available. ICC still not sure.
 - iii) **Anne Peterson, Staff Counsel** – No report
- b) **Fire Prevention Code Advisory Committee (Harwood & Sinsigalli)** – No report
- c) **Training Councils**
- i) **Building Code Training Council (Musco)** – We had one meeting. We will be having regularly scheduled meetings to try and catch up.
 - ii) **Fire Marshal Training Council (Harwood)** – No report
- d) **Report on Bills (Vasquez)** – No report

- e) **Annual Election of Officers** – (Keith Flood) A Motion was made to nominate Johnny Carrier as C&S Chair; Ilona Prosol as C&S Vice Chair, and Fred Wajcs, Jr. as C&S Secretary and seconded (Mike Musco) **All in favor. None opposed. Motion carried.**

6) APPEAL HEARINGS

- a) **A-05-19** Request for Appeal received 5/15/19 from Raymond Pietrorazio, Representative, OXC Airport/Power Plant, Town of Middlebury - RE: [CPV Towantic LLC, 16 Woodruff Hill Road, Oxford, CT]. RE: CT Fire Safety Code Section(s) under appeal: NFPA-54 and NFPA-56. And CT Building Code Section(s) under appeal: Section, 104.1, 105.1, NFPA-54 and NFPA-56. Referred to State Fire Marshal. State Fire Marshal still actively working with Appellant. State Fire Marshal contacted the State's Attorney - awaiting response from Judy Dicine. State Fire Marshal will have a meeting with Judy next week. Fire Marshal still waiting to set up meeting with Judy Dicine. No change, still trying to get a meeting with Judy to review CPV documents at their site. State Fire Marshal reports, "To date, no movement, requested a visit to view their documentation regarding safety. Council will send status letter to Appellant. Status letter was mailed out on 3/16/21. Appellant wishes to hold appeal until resolved. There has been no change, but State Fire Marshal will reach out to power people. State Fire Marshal (SFM) will reach out to Appellant within the next week or two to set something up. As of 9/8/21 SFM reached out – not able to get in touch with anyone. SFM will try and reach out to Appellants one more time. We have a meeting scheduled 10/20/21. We will review the piping and issues of concern. I will update you on the results of that meeting. As of 11/10/21, document review completed; progress is being made. State Fire Marshal is in the process of preparing a report for Committee review. OSFM prepared report and waiting for Committee review. OSBI states we should send another status letter. OSFM sent report to C&S Committee and Appellant who reports he will get back to us in a month. To date, no response from Appellant. Counsel will send status letter to Appellant. Await Counsel's approval of drafted status letter. Jenna Padula, Counsel is working on this status letter and will send out to Appellant as soon as possible. **Counsel mailed out status letter. Hold on Agenda.**
- b) **A-06-21** Request for Appeal received on 6/2/21 from Mr. Mayer Muller, Owner, Common Hartford Accommodation, Inc., [2370-2374 Main Street, Hartford, CT]. RE: 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. Hold on agenda until we get a report from staff.**
- c) **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. Referred to Office of the State Fire Marshal. OSFM is working on this appeal with the Attorney. OSFM could not gain access to the property. We are working on this. Fire Marshal has a report. Need a little more time for editing. Report received on 5//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 June 10, 2022-11:00 a.m. Hearing held followed by deliberations. Decision will be mailed out in 90 days **(09/10/22). Hold on agenda.**

- d) **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. Referred to the Office of the State Fire Marshal. OSFM is working on this appeal with the Attorney. OSFM could not gain access to the property. We are working on this. Fire Marshal has a report. Need a little more time for editing. Report received on 5//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 June 10, 2022-11:00 a.m. Hearing held followed by deliberations. Decision will be mailed out in 90 days **(09/10/22)**. **Hold on agenda.**
- e) **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. Hold on agenda.**
- f) **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. Hold on agenda.**
- g) **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@noyesvogtarchitects.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 they are actively engaged with the Complainant. **We've asked for copies of inspection reports. He has mailed them certified mail. OSBI requested Inspection Reports and received Inspection Requests – they were not legible. Await directions from Committee. Hold on agenda.**
- h) **A-10-22** Request for Appeal received 8/2/22 from Maria K. Tougas, Partner, Jacobs, Walker, Rice & Barry, LLC – representing Ms. Nancy Miller RE: [471 South Elm Street, Wallingford, CT]. Appealing the decision made by the Wallingford Building Official, Justin J. Rossetti dated June 29, 2022 – State Building Code Section 115 “Stop Work Order”. Panel assigned: Johnny Carrier, Chair; Lou Free, Panel; Fred Wajcs, Jr., Panel; Paul Costello, Alternate. Hearing held, Parties will submit briefs on or before Tuesday, October 4, 2022, by 12:00 noon. Deliberations date scheduled: Friday, October 14, 2022, at 9:00 a.m. Deliberations held. Decision will be mailed out in 90 days (1/14/23). **Decision was mailed out on 12/7/22. Remove from agenda.**
- i) **A-12-22** Request for Appeal received 9/22/22 from David Resendes RE: [14 Sunset Hill Road, Bethel, CT] Appealing the decision of the State Building Inspector's denial of Request for Modification (#M-22-0464) Section R311.7.5.1 of the 2015 IRC portion of the 2018 Connecticut State Building Code – to allow a new stairway with risers greater than a 3/8” differential. Panel assigned: Glenn Neilson, Chair; Johnny Carrier, Panel; William Zoeller, Panel; Henry Miga, Alternate. Hearing date scheduled: Wednesday, November 9, 2022, at 9:00 a.m. Hearing held followed by deliberations. Decision will be mailed out in 90 days (2/9/23). **Decision was mailed out on 11/15/22. Remove from agenda.**

- j) **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.**
- k) **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. Hold on agenda.**

7). [GOOD OF THE ORDER](#)

The next Codes and Standards Committee meeting is scheduled for, **Wednesday, January 11, 2023-1:00 p.m.** Meeting format (on-line or in person) will be determined prior to the meeting,

8). [ADJOURNMENT](#)

Johnny Carrier (bag)

Johnny Carrier, P.E., C&S Chair
Connecticut State Codes & Standard Committee
CSMN2212