



STATE CODES AND STANDARDS COMMITTEE (C&S)
Minutes, Wednesday, May 14, 2025 – 1:00 p.m. (Teams-online)

1) CALL TO ORDER

2) ATTENDANCE/ROLL CALL

Louis J. Free (Architect)
John Butkus (Architect)
Thomas DiBlasi (Professional Engineer, Structural)
Ilona Prosol (Professional Engineer, Fire Protection)
Michael Musco (Professional Engineer, Electrical)
Johnny Carrier, P.E. (Builder, Single-Family)
Terry Deveney (Builder, Commercial) SECRETARY
Anthony Bruno (Public Health Official)
Greg Chandler (Builder, Remodeler)
Anthony Cinicola (Building Official) VICE CHAIR
Keith Flood (Local Fire Marshal)
Michael Sinsigalli (Local Fire Marshal)
Paul Costello (National Building Trades Labor)
David McKinley (Public Member, Accessibility) CHAIR
Frederick Wajcs, Jr. (Public Member)
Donald Doeg, Esq. (Public Member)
Donald Harwood (Public Member)
Timothy Mikloiche (Electrical Trades) – Absent
Eric Shutt (Plumbing Trades) – Absent
Hank Cullinane (HVAC Trades) - Absent
Brian Listro (Builder, Multi-Family)
Raymond S. Steadward, Jr.

3) APPROVAL OF MINUTES OF THE April 9, 2025, MEETING. JC motion to approve. MS seconded. All in favor.

4) COMMUNICATIONS:

SUBJECT & DATE RECEIVED	FROM	DESCRIPTION
A-25-07 Request for appeal received April 14, 2025.	Anthony Perrotti	[300 Cosey Beach Ave, East Haven, CT] Appeal of local building official violation order regarding the replacement of a garage. IEC garage being used as accessory unit. IRC issue. Accessory garage being used as a dwelling unit.



CONNECTICUT

Administrative Services

		<p>Recused members: Michael Musco; Anthony Cinicola</p> <p>Panel Assigned: Don Doeg, Johnny Carrier (Chair), Greg Chandler, Brian Listro (Alternate)</p>
A-25-08 Request for appeal received April 11, 2025.	Sally Kropp of Kropp Environmental Contractors, Inc.	<p>[212 Beach Street, Goshen, CT 06756] Appeal of local building official's field inspection denial.</p> <p>Panel Assigned: David McKinley (Chair), Thomas DiBlasi, Fred Wajcs, Terry Deveney (Alternate)</p>
A-25-09 Request for appeal received April 10, 2025.	Henry Martocchio	<p>[813 Graham Rd. East Windsor, CT 06088] Appeal of local building official violation and abatement order regarding a greenhouse.</p> <p>Panel Assigned: John Butkus (Chair), Louis Free, Donald Doeg, Mike Sinsigalli (Alternate)</p>
A-25-10 Request for appeal received May 2, 2025.	Jennifer Tindall, Esq. on behalf of Jab Partners, LLC.	<p>[535 West Main St., Cheshire, CT 06410] Appeal of modification denial from OSBI regarding IEBC 1009.1 additional toilet stalls.</p> <p>Panel Assigned: Terry Deveney (Chair), Ilona Prosol, Anthony Cinicola, Johnny Carrier (Alternate)</p>

5) SUBCOMMITTEE REPORTS

a) Codes Amendment Subcommittee – (L. Free)

At the last meeting on April 9, 2025, the Committee reviewed and voted on 2026 building and fire safety code amendments and moved them forward to full Committee. Public comment and reg review to follow.

b) Ethics/Procedural Regulations Subcommittee – (D. Harwood)

No report

6) OLD BUSINESS

None

7) NEW BUSINESS

a) Staff Report



- i) **Omarys Vasquez, State Building Inspector**
Last building official vacancy was filled.
- ii) **Lauri Volkert, State Fire Marshal**
Fire and Life Safety Specialist position open.
- iii) **Anne Peterson/Rebecca Tamborra, Staff Counsel**
No updates.
- b) **Fire Prevention Code Advisory Committee – (D. Harwood & M. Sinsigalli)**
The committee met and moved the fire prevention code forward to the next steps.
- c) **Training Councils:**
 - i) Building Code Training Council – (M. Musco)
No report
 - ii) Fire Marshal Training Council – (D. Harwood)
No report
- d) **Report on Bills – (O. Vasquez)**
The C&S committee member bill is moving forward with potential additional members.
Stretch energy code bill might not be moving forward.
- e) **Vote on the Connecticut State Building Code package**
 - Editorial comments made since the last Code Subcommittee vote.
 - LF made a motion to approve the amendments to the Connecticut State Building Code. Second from TD. After discussion LF rescinds vote to accept document as is. TD rescinds second.
 - Comments made by Michael Sinsigalli, concurred by Keith Flood, regarding reservations on code initiatives dealing with affordable housing due to the reduced life safety measures. Both members to vote against the Connecticut State Building Code package and the Connecticut State Fire Code package.
 - Comments made by Michael Musco, Anthony Cinicola and Paul Costello regarding pg 36, 907.2.11.2 with groups R2 R3 R4 and I1 dealing with single multiple station smoke alarms to remove the reference to occupant load – language to be deleted [regardless of occupant load] to stop confusion among professionals and improve safety.
 - Comments made by Donald Harwood regarding single exit provisions. Personal and professional concerns/trepidation on life safety. Does not believe the single exit provisions were worked out. NFPA also hasn't reviewed it as a standard.
 - PC makes motion to accept the suggested revision from electrical work group on pg 36, 907.2.11.2 with groups R2 R3 R4 and I1 dealing with single multiple station smoke alarms to remove the reference to occupant load - language to be deleted [regardless of occupant load]. MM second motion. All in favor.
 - LF makes motion to move the Code package forward as is with the amendments above regarding the single exit issue with the understanding that there will be a public comment portion. JB seconds motion. The code package passes with majority vote.

Votes on the Connecticut State Building Code package

Louis J. Free (Architect) - I



John Butkus (Architect) - I
Thomas DiBlasi (Professional Engineer, Structural) - NAY
Ilona Prosol (Professional Engineer, Fire Protection) - NAY
Michael Musco (Professional Engineer, Electrical) - NAY
Johnny Carrier, P.E. (Builder, Single-Family) - I
Terry Deveney (Builder, Commercial) SECRETARY - I
Anthony Bruno (Public Health Official) - I
Greg Chandler (Builder, Remodeler) - I
Anthony Cinicola (Building Official) VICE CHAIR - I
Keith Flood (Local Fire Marshal) - NAY
Michael Sinsigalli (Local Fire Marshal) - NAY
Paul Costello (National Building Trades Labor) - NAY
David McKinley (Public Member, Accessibility) CHAIR - I
Frederick Wajcs, Jr. (Public Member) - I
Donald Doeg, Esq. (Public Member) - I
Donald Harwood (Public Member) - NAY
Brian Listro (Builder, Multi-Family) - I
Raymond S. Steadward, Jr. - I

f) Vote on the Connecticut State Fire Code package

- David Woods notes some additional changes have been made. Small error noted in the building markings section where IFC has a published error for the verbiage “larger than the wing of the Maltese cross”. Dimensions will need to be flipped.
- LF makes a motion to adopt the Connecticut State Fire Code package with the additional modification noted by OSFM above and the accepted changes in the Connecticut State Building Code package which will be reflected in the Fire Code package. JB seconds motion. Motion carries with majority vote.

Votes on the Connecticut State Building Code package

Louis J. Free (Architect) - I
John Butkus (Architect) - I
Thomas DiBlasi (Professional Engineer, Structural) - I
Ilona Prosol (Professional Engineer, Fire Protection) - I
Michael Musco (Professional Engineer, Electrical) - I
Johnny Carrier, P.E. (Builder, Single-Family) - I
Terry Deveney (Builder, Commercial) SECRETARY - I
Anthony Bruno (Public Health Official) - I
Greg Chandler (Builder, Remodeler) - I
Anthony Cinicola (Building Official) VICE CHAIR - I
Keith Flood (Local Fire Marshal) - NAY
Michael Sinsigalli (Local Fire Marshal) - NAY
Paul Costello (National Building Trades Labor) - I
David McKinley (Public Member, Accessibility) CHAIR - I
Frederick Wajcs, Jr. (Public Member) - I



Donald Doeg, Esq. (Public Member) - I
Donald Harwood (Public Member) - NAY
Brian Listro (Builder, Multi-Family) - I
Raymond S. Steadward, Jr. - I

8) APPEALS/COMPLAINTS

- a) **C-24-01:** Complaint regarding Hartford Building Official (Al Torromeo). Correspondence received 12/16/24. Complaint filed by David Dutton alleges multiple building code violations including issues regarding lack of egress for apartment, electrical/wire violations, and unsafe conditions. Complaint form sent 1/30/25. Complaint form not returned. **Withdrawal letter sent. Hold on agenda.**
- b) **A-24-11** Request for appeal received 6/12/24 from Joan Krajewski, Owner RE: [310 Hart Road, Guilford, CT] appeal of determination made on 11/9/22 by Kimberly Norman-Rosedam, Guilford Building Official RE: 29-265 (C) and Public Act 17-176. Relief Appellant is requesting is a final inspection and a certificate of occupancy. Referred to OSBI for review. **Panel assigned: Johnny Carrier (Chair), Greg Chandler, Anthony Cinicola, John Butkus (Alternate). Hearing held April 10, 2025. Decision to be sent within 90 days.**
- c) **A-24-14** Request for appeal received 7/31/24 from Steve Edelman RE: [50 Machine Shop Hill Road, South Windham, CT] Appealing municipal failure to fill board of appeals. "No decision or notice of failure from James Rivers/Board of Appeals. Relief requesting - void building official 8/7/23 Section 116 [sic] unsafe structure notice (purported) for due process deprivation resulting from municipal refusal to fill a vacant board of appeals despite having qualified candidates and for refusal to acknowledge failure to make such appointments. Referred to Staff Counsel. Panel assigned: Terry Deveney, Chair; Tim Mikloiche, Panel, Fred Wajcs, Jr., Panel; Henry Miga (Alternate). **Letter regarding jurisdiction was sent. Remove from agenda**
- d) **A-24-18** Request for appeal received from Jason Brown RE: [99 New St. Seymour, CT] Appeal of the decision of the Seymour Building Official James Baldwin. Relief requested – certificate of occupancy; third party inspection to determine if property is habitable; change of use and building code violations review. Referred to OSBI for review. Panel Assigned: Johnny Carrier (Chair), David McKinley, Donald Harwood, and Louis Free (Alternate). Hearing held March 20, 2025. Hearing held April 10, 2025. **Continuance scheduled for May 27, 2025 at 9am.**
- e) **A 24-19** Request for appeal received from Paul Bourque RE: [117 Bridge Street, Willimantic, CT 06226] determination made by David Woods, SFM on 08-27-24. Panel assigned: Mike Sinsigalli (Chair), Terry Deveney, Fred Wajcs and Alternate: Paul Costello. Hearing held March 6, 2025. **Hearing continued; continuance date to be determined.**



- f) **A-24-20** Request for appeal received from Thomas Cronin RE: [824 Marshall Phelps Road, Windsor, CT 06095] Request for Appeal received 11-20-24 RE: determination made by Jeffrey Kertanis, SBI Panel assigned: Keith Flood (Chair), Mike Sinsigalli, Donald Harwood, Timothy Mikloiche (alternate). Hearing held March 4, 2025. Additional communications received with request for appeal on March 19, 2025. **Hearing being scheduled.**
- g) **A-25-01** Request for appeal received from Avery Lenhart RE: Appeal of modification denial from OSFM regarding an automatic sprinkler system (2022 CSFSC Part III Sec. 903.2.8). Modification re-submitted to OSFM. Letter sent confirming withdrawal. Received confirmation of withdrawal. **Remove from the agenda.**
- h) **A-25-02** Request for appeal received 2/17/25 from Michael Coutu [**179 Old Hawleyville Rd. Bethel, CT**] Appeal of local building official decision regarding section 11.12.2.2.2 NFPA 70. Panel Assigned John (Jack) Butkus (Chair); Hank Cullinane; Johnny Carrier; Frederick Wajcs, Jr. (Alternate). **Hearing to be April 15, 2025, 9am. Hearing was not held. Letter sent confirming withdrawal or continuance of appeal.**
- i) **A-25-03** Request for appeal received 2/19/25 from Phillip Cerrone [**Conn. Airport Authority 334 Ella Grasso Blvd. Windsor Locks, CT**] Appeal of OSFM modification denial regarding NFPA 409 Sec 409 4.1.2 hangar door heights. Panel Assigned: Keith Flood (Chair); David McKinley; Don Harwood; Greg Chandler (Alternate). **Hearing held April 22, 2025. Deliberations held April 30, 2025. Decision to be sent in 90 days.**
- j) **A-25-04** Request for appeal received 2/21/25 from William & Barbara Schaefer c/o John W. Madigan III Esq. [**Gray Court, LLC; 874-882 Boston Post Rd, Darien, CT 06820**] Appeal of decision by OSBI regarding a sleeping loft area (IEBC 801.4) Panel Assigned: Michael Sinsigalli (Chair); Donald Doeg, Esq.; Louis J. Free; Johnny Carrier (Alternate). **Hearing held April 29, 2025.**
- k) **A-25-05** Request for appeal received March 19, 2025, from Michael Doherty [**874-882 Boston Post Road, Darien, CT 06820**] Request for appeal on OSBI modification denial regarding Section R109.1.5 of the 2021 International Residential Code portion of the 2022 Connecticut State Building Code. Panel Assigned: Anthony Cinicola (Chair); Brian Listro; Johnny Carrier; Raymond Steadward (Alternate). **Hearing to be scheduled.**
- l) **A-25-06** Request for appeal received March 7, 2025, from1 Mosey LLC and FFD 149 LLC [**10 Mosey Drive, Bloomfield, CT 06103**] Request for appeal on OSBI modification denial regarding Article 410.184 of the 2020 National Electrical Code portion of the 2022 Connecticut State Building Code. Panel Assigned: Ilona Prosol (Chair); Terry Deveney ; Don Doeg; Greg Chandler (Alternate). **Hearing to be scheduled.**

9) **GOOD OF THE ORDER**



The next Codes and Standards Committee Meeting is set for **Wednesday, June 11, 2025, at 1:00 p.m.** Meeting format (online or in person) will be determined prior to the meeting (SEE TEAMS LINK ON NEXT PAGE FOR ENTERING MEETING).

10) ADJOURNMENT

LF motion to adjourn. Seconded by DH. All in favor.

**Codes and Standards Committee
January 2025 - December 2025**

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

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MEETING ETIQUETTE



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- 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.