

C&S STATE CODES AND STANDARDS COMMITTEE MEETING MINUTES

December 11, 2024

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 - **Absent**
John Butkus, AIA, Architect
Johnny Carrier, P.E., **C&S Chair**
Anthony Cinicola, Building Official, **Absent**
Paul Costello, Labor Trades
Hank Cullinane, HVAC Member
Terry Deveney, Building / Non-Residential
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
Ilona Prosol, P.E., **C&S Vice Chair**, Fire Protection Engineer
Mike Sinsigalli, Fire Marshal
Eric Shutt, Plumbing Trades Contractor
Fred Wajcs, Jr., **C&S Secretary**, Public Member
William Zoeller, Energy Efficiency - Absent

Also Present:

Omarys Vasquez, AIA, NOMA, State Building Inspector
Rebecca Tamborra, DAS/Legal
Lauri Volkert, State Fire Marshal
David Woods, OSFM-Fire & Life Safety Supervisor
Joseph Duval, OSFM-Fire & Life Safety Specialist
Kimberly Rogers-OSBI, Manager Technical Services
LaTonya Major, DAS Admin

PUBLIC:

Jason Vandever
Darryl Dixon
Abigail Brown
Erin Sherman
Joe Cassidy
Kerry Sutton
Richard Klotzbier

1) **MINUTES**

- a) A motion (MS) was made and seconded (DH) to accept the minutes of the **November 13, 2024**, meeting minutes. **All in favor. None opposed. Motion carried.**

2) **COMMUNICATIONS**

A 24-20 RE: [824 Marshall Phelps Road, Windsor, CT 06095] Request for Appeal received 11-20-24 RE: determination made by Jeffrey Kertanis, SBI. **Panel set – Keith Flood (Chair), Mike Sinsigalli, Donald Hardwood, Tim Mikloiche (alternate).**

3) **SUBCOMMITTEE REPORTS**

- a) **Codes Amendment Subcommittee (CAS) (Free)** – A review of all code change proposals will take place directly after meeting.
- b) **Ethics/Procedural Regulations Subcommittee (Harwood)** – A review of flow chart changes was introduced. A motion (JB) was made and seconded (LF) to approve the changes. All in favor.

4) **OLD BUSINESS**

Henry Miga announced that this will be his last C&S meeting and shared his appreciation for the knowledge he gained from everyone he had the pleasure of working with. Mr. Miga also expressed how proud he is that the C&S Committee offers a big impact in the community. The group also offered well wishes on Mr. Miga's behalf.

5) **NEW BUSINESS**

- a) Staff Report
 - i) **Omarys Vasquez, State Building Inspector** – One more position posted at OSBI. ODEM will be adapting a computer-based system. Modular building official examination process will be initiated January 2025. Training will also be offered.
 - ii) **Lauri Volkert, State Fire Marshall**– Lauri was introduced as the new State Fire Marshall. Lauri expressed her gratitude in virtually meeting everyone and shared that she will be looking at code change proposals with her team.
 - iii) **Anne Peterson/Rebecca Tamborra, Staff Counsel** - No report
- b) Fire Prevention Code Advisory Committee (Harwood & Sinsigalli)- **No report**
- c) Training Councils
 - i) **Building Code Training Council (Musco)** – No report
 - ii) **Fire Marshal Training Council (Harwood)** – Mr. Harwood welcomed Lauri Volkert and expressed that he is looking forward to ensuring that the state statutes are being met.
- d) Report on Bills (Vasquez) – No report

6) APPEALS/COMPLAINTS

- a) **C-22-02** 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. Compliance Panel assigned: Donald Harwood, Lou Free, Henry Miga. Notarized complaint form received 10/12/23. Compliance conference held 4/11/24. Recommendation sent to full Committee. Matter to proceed with formal hearing. Hearing Panel assigned: David McKinley, Don Doeg, Johnny Carrier, Jack Butkus, Alternate. Hearing held 10/3/24. Briefs due October 18, 2024, by 12pm noon. Follow up hearing scheduled for October 24, 2024, 9am. – Deliberations held on October 24, 2024. Decision will be mailed within 90 days. **Hold on agenda until decision is mailed.**
- b) **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. As of 5/9/24 OSFM received no response from Appellant. Counsel to send out status letter. Hold on agenda. Status letter sent on 10-31-24. **Follow-up status letter to be sent. A motion (HM) was made to remove from next month's agenda for lack of a prosecution seconded (TD). All in favor. None opposed. Motion carried.**
- c) **A-24-10** Request for Appeal received 5/23/24 from Steven Montgomery, Partner Lewis Brisbois RE: [422 Sport Hill Road, Easton, CT] 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. Panel assigned: Lou Free, Chair; Anthony Cinicola, Panel; Tim Mikloiche, Panel; Jack Butkus, Alternate. Admin to coordinate meeting with assigned panel members and OSBI for review. Meeting scheduled Thursday, 8/22/24 – 9am. Staff Counsel/OSBI will follow up with Appellant. OSBI ongoing investigation. **Hearing notice to be sent. Hold on agenda.**
- d) **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. Currently in review with OSBI. OSBI working with owner on solutions for compliance. **OSBI will work with Legal Counsel and follow up with parties after new year for updates. Hold on agenda.**
- e) **A-24-12** Request for appeal received 7/17/24 from Joseph P. Mortelliti, Esq., Cramer & Anderson LLP/Sean Gargamelli-McCreight, Amistad Catholic Workers, LLC RE: Amistad Catholic Workers LLC/Mark Colville RE: [203 Rosette Street, New Haven, CT] appeal determination made on 7/15/24 by Robert Dillon, Building Official. Panel Assigned: Henry Miga, Chair; David McKinley, Panel; William Zoeller, Panel; Donald

Harwood, Alternate. Hearing held Sept. 24, 2024. Briefs due Oct. 22, 2024. Deliberations to be held Oct. 23, 2024, at 9am. Deliberations held on Oct. 23, 2024. **Decision will be mailed within 90 days. Hold on agenda.**

- f) **A-24-13** Request for appeal received 7/22/24 from Thomas Marron RE: [32 High Street, Middletown, CT] appeal of the State Fire Marshal decision Fire Safety Code Section(s): 2022 CSFSC, Part IV. Section 8.3.3.2.2 and Table 8.3.3.2.2. Panel assigned: Keith Flood, Chair; Ilona Prosol, Panel; Donald Harwood, Panel; Mike Sinsigalli, Alternate. Hearing held October 8, 2024. **Decision to be sent within 90 days. Hold on agenda.**
- g) **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). Hearing notice to be sent. **Hearing notice to be sent by next meeting. Hold on agenda.**
- h) **A-24-15** Request for appeal received 8/2/24 from Tommy Dowdle, ARCO/Murray RE: [400 Frontage Road, West Haven, CT] State Building Inspector’s denial to allow the visual notification appliances used for fire alarm signaling to be green instead of clear or normal white is based on the fact that no hardship has been demonstrated precluding code compliance, no equivalent method of compliance has been proposed and the requirements of the code have not been adjudged unwarranted. **Panel assigned:** Ilona Prosol, Chair; Lou Free, Panel; Mike Sinsigalli, Panel; Tim Mikloiche, Alternate. Hearing held: September 30, 2024. **Decision to be sent within 90 days. Hold on agenda.**
- i) **A-24-18** Request for appeal received from Hanna Szarwacki RE: [39 Middle Ave. Shelton, 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. **Hearing notice to be sent. Panel assigned: Johnny Carrier (Chair), David McKinley, Donald Harwood and alternate: Louis Free.**
- j) **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. Admin. to coordinate meeting with assigned panel members. Hold on Agenda.**

7). GOOD OF THE ORDER

The next Codes and Standards Committee is set for **Wednesday, January 8, 2025, at 1:00 p.m.** The group extended their gratitude for Henry Miga being a valued official and shared that he will be greatly missed. Appointments/Elections were discussed by panel members and nominations were offered by the group. Nominations included Terry Deveney (Vice Chair), Anthony Cinicola (Vice Chair), David McKinley (Secretary). A motion (LF) was made and seconded (MM) to nominate David McKinley in the position of Secretary for the C&S Committee 2025. All in favor. None opposed. Motion carried. A motion (DH) was made and seconded (MS) to nominate Terry Deveney in the position of Vice Chair for the C&S Committee 2025. All in favor. None opposed. Motion carried. Elections will begin again on January 1, 2025. Request was made for members for 2025. Meeting format (online or in person) will be determined prior to the meeting (SEE TEAMS LINK ON NEXT PAE FOR ENTERING MEETING).

8). ADJOURNMENT

A motion (JB) was made and seconded (HM) to adjourn the meeting. **All in favor. None opposed. Motion carried.**

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