



STATE CODES AND STANDARDS COMMITTEE (C&S)

Agenda, Wednesday, April 9, 2025 – 1:00 p.m. (Teams-online)

[Instructions for attending the meeting can be found as an attachment of the agenda]

- 1) CALL TO ORDER**
- 2) ATTENDANCE/ROLL CALL**
- 3) APPROVAL OF MINUTES OF THE **March 12, 2025**, MEETING**
- 4) COMMUNICATIONS:**

SUBJECT & DATE RECEIVED	FROM	DESCRIPTION
A-24-20 Additional communications received with request for appeal on March 19, 2025.	Thomas Cronin	[824 Marshall Phelps Road, Windsor, CT 06095] Appeal submitted for lack of local appeal board pertaining to a determination made by local building official Jeffrey Kertanis.
A-25-05 Request for appeal received March 19, 2025.	Michael Doherty	[24 Manning St. New Fairfield, CT 06812] 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.
A-25-06 Request for appeal received March 7, 2025.	1 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.
A-25-07 Request for appeal communicated April 1, 2025.	Anthony Perrotti	[300 Cosey Beach Ave, East Haven, CT] Intention communicated via email to file an appeal regarding a local building official decision. Appeal form has not yet been received.

- 5) SUBCOMMITTEE REPORTS**
 - a) Codes Amendment Subcommittee – (L. Free)**
 - b) Ethics/Procedural Regulations Subcommittee – (D. Harwood)**
- 6) OLD BUSINESS**

None
- 7) NEW BUSINESS**



a) **Staff Report**

- i) **Omarys Vasquez, State Building Inspector**
- ii) **Lauri Volkert, State Fire Marshal**
- iii) **Anne Peterson/Rebecca Tamborra, Staff Counsel**

b) **Fire Prevention Code Advisory Committee – (D. Harwood & M. Sinsigalli)**

c) **Training Councils:**

- i) **Building Code Training Council – (M. Musco)**
- ii) **Fire Marshal Training Council – (D. Harwood)**

d) **Report on Bills – (O. Vasquez)**

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. **Letter to be sent confirming withdrawal or continuance.**
- b) **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. Hearing held January 7, 2025. **Decision to be mailed within 90 days.**
- c) **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 scheduled for April 10, 2025, 9am.**
- d) **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). **Lateness letter sent. Hold on agenda.**

- e) **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 McKinely, Donald Harwood, and Louis Free (Alternate). Hearing held March 20, 2025. **Hearing continued; continuance date to be determined.**
- f) **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.**
- g) **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.**
- h) **A-25-01** Request for appeal received from Avery Lenhart RE: **[Address]** 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 to be sent confirming withdrawal.**
- i) **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 scheduled for April 15, 2025, 9am.**
- j) **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 McKinely; Don Harwood; Greg Chandler (Alternate). **Hearing scheduled for April 22, 2025, 9am.**
- k) **A-25-04** Request for appeal received 2/21/25 from William & Barbara Schaefer c/o John W. Madigan III Esq. **[Gray Court, LLC; 6 Indian Spring Norwalk, CT]** 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 scheduled for April 29, 2025, 9am.**

9) **GOOD OF THE ORDER**

The next Codes and Standards Committee Meeting is set for **Wednesday, May 14, 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

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

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.
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MEETING ETIQUETTE

- 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



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.