



STATE CODES AND STANDARDS COMMITTEE (C&S)

Agenda, Wednesday, May 14, 2025 – 1:00 p.m. (Teams-online)

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

- 1) CALL TO ORDER**
- 2) ATTENDANCE/ROLL CALL**
- 3) APPROVAL OF MINUTES OF THE **April 9, 2025**, MEETING**
- 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.
A-25-08 Request for appeal received April 11, 2025.	Sally Kropp of Kropp Environmental Contractors, Inc.	[212 Beach Street, Goshen, CT 06756] Appeal of local building official's field inspection denial.
A-25-09 Request for appeal received April 10, 2025.	Henry Martocchio	[813 Graham Rd. East Windsor, CT 06088] Appeal of local building official violation and abatement order regarding a greenhouse.
A-25-10 Request for appeal received May 2, 2025.	Jennifer Tindall, Esq. on behalf of Jab Partners, LLC.	[535 West Main St., Cheshire, CT 06410] Appeal of modification denial from OSBI regarding IEBC 1009.1 additional toilet stalls.

- 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)

e) Vote on the Connecticut State Building Code package

f) Vote on the Connecticut State Fire Code package

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.**
- 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.**
- 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 McKinely, Donald Harwood, and Louis Free (Alternate). Hearing held March 20, 2025. Hearing held April 10, 2025. **Continued hearing being scheduled.**



- 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.**
- 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 McKinely; 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; 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 held April 29, 2025. Decision to be sent in 90 days.**
- k) **A-25-05** Request for appeal received March 19, 2025, from 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. 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 Deveny; 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**

**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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- 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.