



STATE CODES AND STANDARDS COMMITTEE (C&S)
Agenda, Wednesday, February 5, 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**
- 3) **APPROVAL OF MINUTES OF THE January 8, 2025, MEETING. *Approved.***
- 4) **COMMUNICATIONS:**

SUBJECT & DATE RECEIVED	FROM	DESCRIPTION
a. A-25-01: Appeal received January 13, 2025	Avery Lenhart	Appeal of modification denial from OSFM regarding an automatic sprinkler system (2022 CSFSC Part III Sec. 903.2.8) OSFM to follow up.

- 5) **SUBCOMMITTEE REPORTS**
 - a) Codes Amendment Subcommittee – (L. Free) : **Meeting directly after C&S to take action on any outstanding proposals and questions for OSFM and OSBI.**
 - b) Ethics/Procedural Regulations Subcommittee – (D. Harwood) : **Potential meeting for introductory packet for new members.**

- 6) **OLD BUSINESS**
None

- 7) **NEW BUSINESS**
 - a) Staff Report
 - i) Omarys Vasquez, State Building Inspector : **Working on code draft**
 - ii) Lauri Volkert, State Fire Marshal : **Working on code draft**
 - iii) Anne Peterson/Rebecca Tamborra, Staff Counsel : **No report**
 - b) Fire Prevention Code Advisory Committee – (D. Harwood & M. Sinsigalli) : **Meeting on Monday to go through changes for amendment package**
 - 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) : **Keeping an eye on bills.**

- 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. **Waiting for complaint form to be returned.**
- b) **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. Deliberations held October 24, 2024. **Decision sent. Remove from agenda.**
- 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. Hearing held January 7, 2025. **Decision to be mailed within 90 days.**
- 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. **Panel assigned: Johnny Carrier (Chair), Greg Chandler, Anthony Cinicola, John Butkus (Alternate)**
- 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 held Oct. 23, 2024. **Decision sent. Remove from 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 sent. Remove from 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). **Lateness letter sent.**

- 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 sent. Remove from 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. Panel Assigned: Johnny Carrier (Chair), David McKinely, Donald Harwood, and Louis Free (Alternate). **Hearing being scheduled.**
- 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. **Hearing being scheduled.**
- k) **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 being scheduled.**

9) **GOOD OF THE ORDER**

Brief discussion regarding retirement gathering for H. Miga and B. Abbott. The next Codes and Standards Committee Meeting is set for **Wednesday, March 12, 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.
 - If using a smartphone, the Teams app and a free account will be needed.
2. **Voice only** using a landline or cell phone.
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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.