



STATE CODES AND STANDARDS COMMITTEE (C&S)

Agenda, Wednesday, June 11, 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 May 14, 2025, MEETING**
- 4) COMMUNICATIONS:**

SUBJECT & DATE RECEIVED	FROM	DESCRIPTION
C-24-01: Complaint regarding Hartford Building Official (Al Torromeo).	David Dutton	Complainants against the Hartford building official alleging incompetence and code violations on multiple projects at multiple properties.
A-25-11: Request for appeal received May 20, 2025.	Gary E. Gallo	[16 Vincent Avenue, New Britain, CT 06053] Appeal of OSBI modification denial on Section N 1102.1.3 of the 2021 IRC portion of the 2022 CT State Building Code “thermal envelope requirements”.
A-25-12: Request for appeal received May 21, 2025	Russel Bush	[96 East Mountain Rd., Canton, CT 06019] Appeal from the local building official regarding a permit for an accessory structure. (Not really clear what he wants. One point he says he wants money and on the other hand he says the permits have been issued incorrectly)

- 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. **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 (7/9/25).**
- c) **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. **Continued hearing held May 27, 2025. Decision to be sent in 90 days (8/25/25).**
- d) **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.**
- e) **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 held June 3, 2025. Decision to be sent in 90 days (9/1/25).**

- f) **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 11.12.2.2.2.2 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.**
- g) **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 (7/29/25).**
- h) **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. Briefs due May 28, 2025. Briefs received May 23, 2025. Deliberation hearing to be scheduled.**
- i) **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.**
- j) **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 held May 23, 2025. Deliberations held May 29, 2025. Decision sent June 6, 2025.**
- k) **A-25-07** Request for appeal received April 14, 2025, from 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. Recused members: Michael Musco; Anthony Cinicola. **Panel Assigned: Don Doeg, Johnny Carrier (Chair), Greg Chandler, Brian Listro (Alternate). Hearing scheduled for Tues. June 16, 2025, 9am.**



- l) **A-25-08** Request for appeal received April 11, 2025, from Sally Kropp of Kropp Environmental Contractors, Inc. [212 Beach Street, Goshen, CT 06756] **Appeal** of local building official's field inspection denial. **Panel Assigned: David McKinley (Chair), Thomas DiBlasi, Fred Wajcs, Terry Deveney (Alternate).** Hearing scheduled for **Mon. June 23, 2025, 9am.**
- m) **A-25-09** Request for appeal received April 10, 2025, from Henry Martocchio [813 Graham Rd. East Windsor, CT 06088] Appeal of local building official violation and abatement order regarding a greenhouse. **Panel Assigned: John Butkus (Chair), Louis Free, Donald Doeg, Mike Sinsigalli (Alternate).** Hearing scheduled for **Friday June 27, 2025, at 1pm.**
- n) **A-25-10** Request for appeal received May 2, 2025, from 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. **Panel Assigned: Terry Deveney (Chair), Ilona Prosol, Anthony Cinicola, Johnny Carrier (Alternate).** Hearing to be scheduled.

9) **GOOD OF THE ORDER**

The Codes and Standards Committee does not meet for the month of July. The next meeting is set for **Wednesday, August 13, 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.