



CODES AND STANDARDS COMMITTEE (C&S)

Agenda, Wednesday, March 12, 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 February 5, 2025, MEETING**
- 4) COMMUNICATIONS:**

SUBJECT & DATE RECEIVED	FROM	DESCRIPTION
A-25-02 Request for appeal received 2/17/25	Michael Coutu	[179 Old Hawleyville Rd. Bethel, CT] Appeal of local building official decision regarding code section 11.12.2.2.2.2 & NFPA 70.
A-25-03 Request for appeal received 2/19/25	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.
A-25-04 Request for appeal received 2/21/25	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)

- 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. **Waiting for complaint form to be returned.**
- 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 being scheduled.**
- 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 scheduled for March 20, 2025, 9am.**



- 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 started March 6, 2025. Hearing postponed; 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. Decision to be sent in 90 days.**
- 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. **OSFM to follow up.**

9) **GOOD OF THE ORDER**

The next Codes and Standards Committee Meeting is set for **Wednesday, April 9, 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**



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.