

C&S STATE CODES AND STANDARDS COMMITTEE MEETING MINUTES

January 8, 2025

The Chair called to order the regular meeting of the State Codes & Standards Committee at 1:00 p.m. The meeting was held online using a Teams format.

Attendance was taken and a quorum was present.

In Attendance:

Anthony Bruno, Health
John Butkus, AIA, Architect
Johnny Carrier, P.E., **C&S Chair**
Anthony Cinicola, Building Official
Paul Costello, Labor Trades
Hank Cullinane, HVAC Member
Terry Deveney, Building / Non-Residential
Thomas DiBlasi, P.E., Structural Engineer Member
Donald Doeg, Esq, Public Member
Keith Flood, Fire Marshal
Louis Free, Architect, **CAS Chair**,
Donald Harwood, Public Member
David McKinley, Advocacy
Henry Miga, Building Official
Tim Mikloiche, Electrical Contractor
Mike Musco, P.E. Electrical Engineer
Ilona Prosol, P.E., **C&S Vice Chair**, Fire Protection Engineer
Mike Sinsigalli, Fire Marshal
Eric Shutt, Plumbing Trades Contractor
Fred Wajcs, Jr., **C&S Secretary**, Public Member
William Zoeller, Energy Efficiency

Also Present:

Omarys Vasquez, AIA, NOMA, State Building Inspector
Anne Peterson, DAS Legal
Lauri Volkert, State Fire Marshal
David Woods, OSFM-Fire & Life Safety Supervisor
Joseph Duval, OSFM-Fire & Life Safety Specialist
Kimberly Rogers-OSBI, Manager Technical Services
LaTonya Major, DAS Admin

PUBLIC:

1) MINUTES

- a) A motion (TM) was made and seconded (DH) to accept the minutes of the **December 11, 2024**, meeting minutes. **All in favor. None opposed. Motion carried.**

2) COMMUNICATIONS

C-25-01 RE: Received on 12/16/24. Complaint against Al Torromeo (City of Hartford Building Official) from David Dutton

3) SUBCOMMITTEE REPORTS

- a) **Codes Amendment Subcommittee (CAS) (Free)** – Meeting on January 8, 2024. Update regarding three/four family working group.
- b) **Ethics/Procedural Regulations Subcommittee (Harwood)** – Ethics subcommittee will be looking to review and possibly update regulations.

4) OLD BUSINESS

5) NEW BUSINESS

- a) Staff Report
 - i) **Omarys Vasquez, State Building Inspector** – No report.
 - ii) **Lauri Volkert, State Fire Marshall**– No report.
 - iii) **Anne Peterson/Rebecca Tamborra, Staff Counsel** –Introduction to two new Codes and Standards Committee members.
- b) Fire Prevention Code Advisory Committee (Harwood & Sinsigalli)- No report
- c) Training Councils
 - i) **Building Code Training Council (Musco)** – No report
 - ii) **Fire Marshal Training Council (Harwood)** – No report.
- d) Report on Bills (Vasquez) – Session is open.

6) APPEALS/COMPLAINTS

- a) **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. Follow up hearing scheduled for October 24, 2024, 9am. – Deliberations held on October 24, 2024. Decision will be mailed within 90 days. **Hold on agenda until decision is mailed.**
- b) **A-23-18** Request for Appeal received from Attorney Majorie Shansky 11/14/23 RE: [198 Commerce Street, East Haven, CT] of East Haven Fire Marshal, C.G.S. Section 29-309. Abatement Order of Fire/Life Safety Hazards – change of use. Refer to OSFM. Onsite inspection to be scheduled once Appellant receives report from hired code consultant. As

of 5/9/24 OSFM received no response from Appellant. Counsel to send out status letter. Hold on agenda. Status letter sent on 10-31-24. Follow-up status letter to be sent. A motion (HM) was made to remove from next month's agenda for lack of a prosecution seconded (TD). All in favor. None opposed. Motion carried. **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. Admin to coordinate meeting with assigned panel members and OSBI for review. Meeting scheduled Thursday, 8/22/24 – 9am. Staff Counsel/OSBI will follow up with Appellant. OSBI ongoing investigation. **Hearing held January 7, 2024. Decision to be sent in 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. Currently in review with OSBI. OSBI working with owner on solutions for compliance. **Hearing to be coordinated. Hold on agenda.**
- 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 to be held Oct. 23, 2024, at 9am. Deliberations held on Oct. 23, 2024. **Decision will be mailed within 90 days. Hold on 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 to be sent within 90 days. Hold on 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). Hearing notice to be sent. **Hearing notice to be sent by next meeting. Hold on agenda.**

- 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 to be sent within 90 days. Hold on 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. **Hearing notice to be sent. Panel assigned: Johnny Carrier (Chair), David McKinley, Donald Harwood and alternate: Louis Free. Hearing to be scheduled. Hold on agenda.**
- 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 to be scheduled. Hold on agenda.**

7). GOOD OF THE ORDER

Appointments/Elections were held. Nominations included David McKinley (Chair). A motion made by (TB) and seconded by (LF). All in favor; none opposed. Anthony Cinicola (Vice Chair). A motion made by (MM) and seconded by (TB). All in favor; none opposed. Terry Deveney (Secretary). A motion made by (TB) and seconded by (DH). All in favor; none opposed. Discussion of new potential new meeting invites. The next Codes and Standards Committee is set for **Wednesday, February 5, 2025, at 1:00 p.m.** Meeting will be held via Teams. Link to meeting provided on second page of agenda.

8). ADJOURNMENT

A motion (MM) was made and seconded (LF) to adjourn the meeting. **All in favor. None opposed. Motion carried.**

Johnny Carrier, P.E., C&S Chair
Codes & Standard Committee