

Technical Building Codes and Standards Board Meeting Minutes
Maine Office of Community Affairs – Division of Building Codes and Standards
February 19, 2026, 9:00 a.m. via Microsoft Teams

Board Members Present:

- Samantha Horn, Director of Maine Office of Community Affairs / Chair delegate Greg Gilbert, State Building Official
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| <input checked="" type="checkbox"/> Marc Veilleux, representing the State Fire Marshal's Office | <input checked="" type="checkbox"/> Mark Stambach, CEO representing a Municipality that is not a Service Center Community | <input checked="" type="checkbox"/> Tom Lister, CEO representing a Municipality that is a Service Center Community |
| <input type="checkbox"/> Carl Chretien, representing Residential Builders | <input checked="" type="checkbox"/> Randy Poulton, representing Commercial Builders | <input checked="" type="checkbox"/> David Matero, representing Maine Chapter of the American Institute of Architects |
| <input type="checkbox"/> Eric Dube, representing Structural Engineers | <input type="checkbox"/> Mike Pullen, representing the Maine Historic Preservation Commission | <input type="checkbox"/> Michael Pulaski, Energy Efficiency Representative |
| <input checked="" type="checkbox"/> Jeffrey LaPierre, Mechanical Engineer | <input checked="" type="checkbox"/> Jay Horr, Lumber Material Dealer | <input type="checkbox"/> Michael Stoddard, Representing Efficiency Maine |

Staff Present: Shannon Quintal

1. Call to Order – Determination of Quorum

A. Introduction of Board Members

Meeting started at 9:15 AM. Quorum confirmed.

2. Review and approval of the past meeting minutes:

A. January 15, 2026 Minutes

B. January 29, 2026 Minutes

Motion to accept the meeting minutes as written.

Motion by Marc Veilleux, second by Mark Stambach.

7 in favor, 0 opposed.

3. Approval of Agenda:

Motion to accept as written.

Motion by Tom Lister, second by Jeffrey LaPierre.

Discussion: The word “tabled” has a specific meaning and should be replaced with “postponed” on the agenda. Clarification provided on the agenda item “Adoption of rules more stringent” that it hasn’t received further clarification from AAG Kent Avery as the reason it is being postponed.

Amended motion: Motion to accept the agenda as modified, removing the word “tabled” and replacing it with “postponed.”

Motion by Tom Lister, second by Jeffrey LaPierre.

7 in favor, 0 opposed.

4. Unfinished Business:

A. Legal Follow Up

i. Conflict Resolution

IBC – Elevators – Update on PFR rulemaking – PFR has proposed rule amendments, one of which modifies the ASME A17 required gurney accommodation to

match the size requirements in IBC, so it will eliminate the conflict. Full proposed rule amendments can be found on the Elevator and Tramway Safety Program website.

5. New Business:

- A. Code Enforcement Survey Presentation – Fire Marshal Shawn Esler provided some background information on the survey, and the University of Maine staff provided a presentation on the data from the survey. The University of Maine welcomed feedback on what would be useful information to consider for future studies/potential follow-up.

Director Samantha Horn provided there is an item in the budget proposal for a one-time million-dollar, three-year pilot program for regional code enforcement and that the survey data will be beneficial support to the proposal. There is also a proposal to add additional staff to the Division of Building Codes and Standards.

6. Report from Board Chair:

- A. Financial Update - \$948,803.51
MOCA has also hired someone on temporary contract that is providing assistance with the website and guidance document development.
- B. Training Update – The office will be working on bids through the pre-qualified vendor list for more substantial training in as many areas of the state as possible. There is a Shoreland Zoning training arranged for end of April, with another intended to be scheduled towards the end of summer. The office is also working on scheduling Legal Issues and Land Use trainings. In contact with MBOIA about their training schedule to make sure topics are covered without duplicating.
- C. Custom Codes Update – Contract language has come back and has been at procurement for about a week for review. Director Samantha Horn has followed up on status.

7. Subcommittee Updates:

- A. Training and Certification Committee- no subcommittee meeting since last Board meeting, but next meeting is scheduled. TAG member list will be looked at in coming weeks in anticipation of upcoming adoption process.

8. Legislative update:

- A. Title 30-A, §4451 – Decertification (LD 2097) - HED work session was held Tuesday afternoon, many of the concerns in the language had been looked at and resolved, and at the working group, the committee voted ought to pass.
- B. 132nd Second Session – Director Samantha Horn gave a brief update on some of the items related to the budget and upcoming work sessions, and provided that if the Board still has interest in making an amendment to statute regarding Radon, if the amendment can be provided within a week there may be time to get it in this session.

Motion to ask Samantha to allow Appendix AF to be an alternative pathway to radon compliance.

Motion by Randy Poulton, no second.

Motion withdrawn.

Concerns over having two compliance options create additional difficulties with enforcement and training. David Matero has a memo regarding a proposed change that can be sent for consideration.

Motion that the Board proceed with amending Title 10, Chapter 1103, Section 9722, Part 6B, item 9, The standard practice for radon control options for the design and construction of new low rise residential buildings published by the American Society for Testing and Materials and replace it with ICC's International Residential Code Appendix AF, Radon Control Methods.

Motion by Randy Poulton, second by David Matero.

7 in favor, 0 opposed.

Emergency meeting scheduled for next Thursday, February 26, 2026 at 8:30am to confirm language of memo sent by David Matero.

Additional Board Comment: Jeffrey LaPierre asked about an event called a Day on the Hill, scheduled for March as an opportunity to go and speak with legislators. The annual report from the Board to the committee is handed out. Jeffrey wanted to confirm that there were no concerns with distribution of the report or a conflict of interest as a board member to attend. The Board confirmed that participation would not be as representing the Board and that the annual report is public information, so there are no concerns regarding participation.

David Matero asked if Greg Gilbert had any information regarding municipalities looking at modifying their shoreland zone, making it more restrictive. Greg Gilbert said he had not heard anything about it.

9. Public Comments:

No public comment made.

Motion to adjourn.

Motion by Mark Stambach, second by Marc Veilleux

7 in favor, 0 opposed.

Proposed Next Meeting Date: February 26, 2026

Meeting adjourned at 11:20AM.

Respectfully submitted,
Shannon Quintal, Administrative Assistant