

Technical Building Codes and Standards Board Meeting Minutes
Maine Office of Community Affairs – Division of Building Codes and Standards
February 26, 2026, 8:30 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 checked="" 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 8:31 AM. Quorum confirmed.

2. Review and approval of the past meeting minutes – Postponed until regularly scheduled Board meeting.

3. Approval of Agenda:

Motion to accept the agenda as submitted.

Motion by Randy Poulton, second by Eric Dube.

8 in favor, 0 opposed.

4. Unfinished Business:

A. Legal Follow Up

- i. Adoption of rules more stringent than MUBEC – Pending response from AAG - Postponed

B. Discussion of recommending Radon Standard be Appendix – Greg Gilbert provided a summary of last meeting's discussion of the potential to attach an amendment on the radon standard language in statute to one of the bills for this legislative session. Language regarding the proposed amendment was sent to the Board prior to meeting for review. The Board members did not have any items to discuss regarding the language.

Motion that the Board recommends that MOCA proceed with the proposed amendment in any manner that forwards this objective.

Motion by Randy Poulton, second by David Matero

8 in favor, 0 opposed.

David Matero and Mark Stambach volunteered to testify on behalf of the Board.

Motion to nominate David Matero, with a backup of Mark Stambach, to represent the Technical Building Codes and Standards Board in discussion of the amendment to the MUBEC pertaining to the radon standard with the public but also including the HED committee.

Motion by Randy Poulton, second by Tom Lister

8 in favor, 0 opposed.

Greg Gilbert will update with information once it's available. Written testimony can also be submitted by anyone that wishes to. Greg will look into what will be required for rulemaking as well if statute gets changed.

5. **New Business:** No new business taken up during the meeting.
6. **Report from Board Chair** - Postponed until regular Board meeting.
7. **Subcommittee Updates:** – Postponed until regular Board meeting.
8. **Legislative update:** – Postponed until regular Board meeting.

Additional Board Comment: Eric Dube shared a situation encountered where the code enforcement officer was out for a period of time due to health issues, and a home was built. Upon learning the structure had not been inspected, the code enforcement officer posted a stop work order that was removed by the owner, then the property was sold, and the new owner is stuck with the problem. Due to the limitation of time, Greg Gilbert recommended that any deeper discussion into the topic occur at a Training and Certification Committee meeting.

9. Public Comments:

Tim St. Peter, Code Enforcement Officer, requested a copy of the proposed radon language.

Tim also added to the discussion of the stop work order notice being removed is frequent issue, and one potential solution to look into is putting a notice in the deed records so it would be flagged before sale and could be helpful if there was an established process.

Motion to adjourn.

Motion by Eric Dube, second by Mark Stambach

Passed unanimously

Proposed Next Meeting Date: March 19, 2026

Meeting adjourned at 9:08 AM.

Respectfully submitted,
Shannon Quintal, Administrative Assistant