Technical Building Codes and Standards Board Meeting Minutes
Maine Office of Community Affairs – Division of Building Codes and Standards
August 20, 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

☒ Marc Veilleux, representing the State Fire Marshal's Office	☐ Mark Stambach, CEO representing a Municipality that is not a Service Center Community (joined meeting at item 4.B.)	☒ Tom Lister, CEO representing a Municipality that is a Service Center Community
☒ Carl Chretien, representing Residential Builders	☒ Randy Poulton, representing Commercial Builders	☒ David Matero, representing Maine Chapter of the American Institute of Architects
☒ Eric Dube, representing Structural Engineers (Left meeting before item 5)	☒ Mike Pullen, representing the Maine Historic Preservation Commission	☒ Michael Pulaski, Energy Efficiency Representative
☒ Jeffrey LaPierre, Mechanical Engineer (Left meeting after item 4.B discussion)	☐ Jay Horr, Lumber Material Dealer	☒ Michael Stoddard, Representing Efficiency Maine

Staff Present: Shannon Quintal, Lauren Talbot, Randy Dow AAG

1. **Call to Order**
   Determination of Quorum. Meeting started at 9:04AM.
   Introduction of members.

2. **Review of the past meeting minutes:**
   A. July 23, 2026 Minutes
   Motion to accept the minutes as prepared.
   Motion by Michael Pullen, second by Eric Dube.

   Discussion: Randy Poulton suggested modification to the last sentence in item #4. A. to change "office" to "DBCS."

   Motion amended: Motion to accept the minutes as modified.
   Motion by Michael Pullen, second by Eric Dube.
   9 in favor, 0 opposed.

3. **Approval of Agenda:**
   Motion to modify the agenda to move 4.A. to after 4.B. and accept the agenda with that modification.
   Motion by Michael Pullen, second by Marc Veilleux
   9 in favor, 0 opposed.

4. **Unfinished Business:**
   A. Legal Follow Up (agenda modification, discussed after item 4.B.)
      i. AAG Randy Dow – Randy Dow, AAG, recognized to speak as follow up to questions from last meeting.
      Questions:
   Questions:
   Question 1: What is the ability of the Board to adopt additional codes or standards beyond what's expressly stated in statute? (prompted by alternative options for Radon standard)

Randy Dow's Answer 1: Statute allows the Board ability to go beyond statute but there are concerns with if it conflicts with other agencies.

Question 2: Can a municipality, acting as the owner for the construction of public buildings, require above MUBEC elements?
Randy Dow Answer 2: Owners, including municipalities and private/public partnerships, can add whatever contractual requirements they want on contracts they are paying for.

Question 3: To what extent does the MUBEC preempt the fire and life safety code?
Randy Dow Answer 3: §9725 states certain codes remain in their entirety until the Board takes action through conflict resolution.

Question 4: Can municipalities adopt elements of the life safety code that exceed MUBEC?
Randy Dow Answer 4: in general, municipalities cannot have an ordinance that deviates from the MUBEC and municipalities would have to stay consistent with law changes and new statutory authority; specifically, the question of sprinklers needs to be looked into further.

B. Rulemaking Proposals (agenda modification, discussed before item 4.A.)

i. Chapter 2 – Administration

Chapter 2 screenshared for review by the Board for modifications to be done through interim rulemaking. Revisions identified during meeting are Section 4.4 removed, Section 6.1.F move "contained in the Appendix of Chapter 7 of these rules" from the end to before "IECC", and take out the ICC/MBI 1200 added language.

The Board discussed the need for a full review of the rules and the plan for upcoming rulemaking to establish the extent of rule review necessary for interim rulemaking to make the changes directed by legislature.

Motion to adopt with the changes described for all three items.
Motion by Jeff LaPierre, second by Mark Stambach.
0 in favor, 10 opposed.

Motion to postpone the review of amendments for all chapters to a separate meeting.
Motion by Eric Dube, second by Marc Veilleux.
10 in favor, 0 opposed.

Discussion: Board members will need to provide modifications ahead of the meeting to be considered for interim rulemaking. Full rule review will be completed in 2027 when the next code edition is adopted, with potential to hire a consultant. Meeting will be scheduled around second week of September, all modifications submitted by August 28, 2026. Randy Poulton requested that the Board be provided with a document that identifies the proposed amendments, instead of sending as part of the whole rule document.

ii. Chapter 4 – Commercial Building Code – postponed by motion.
iii. Chapter 6 – Residential Building Code - postponed by motion.
iv. Chapter 7 – Energy Code - postponed by motion.

v. Chapter 8 – Commercial Ventilation and Air Quality - postponed by motion.
vi. Chapter 9 – Residential Ventilation and Air Quality - postponed by motion.

5. New Business:

No new business taken up.

6. Report from Board Chair:

A. Financial Update- $939,442.83, after removing the exam expense of $165,106, remaining balance will be $774,336. An additional $87,135 will be utilized for the remainder exams.

B. Training Update – DBCS will work on scheduling a couple more trainings before the end of the year. MBOIA has plumbing training scheduled for next month and their three days of training across the state in October, Northern MBOIA has a plumbing and ventilation training scheduled in November.

C. Program Update

i. Custom Codes – DBCS is working out a few items, but the custom codes should be posted soon.

ii. Website – The Division of Building Codes and Standards and the Manufactured Housing Program webpages are active under MOCA. The DBCS staff have been working on guidance documents and will schedule a Training and Certification Committee meeting to review them.

iii. Staff Updates – For the two new DBCS positions, the first posting has closed and will be starting interview process soon, second position will be posted soon.

iv. Program Alignment initiative – Molly Siegel, Policy Advisor with GOPIF, provided a presentation on the Manufactured Housing transition work and project process planning to provide a well thought out recommendation to legislature on how to integrate the Manufactured Housing Program and changing of rules and statutes.

Discussion: Mark Stambach commented that putting shed homes under the Manufactured Housing aligns with the discussion by the Ad Hoc Committee on regulatory gaps in building oversight in Maine. Question about meeting structure for stakeholder group. It was noted that in-person meetings are beneficial but there will be limited in-person meetings involving the out-of-state facilitation consultant.

7. Committee and TAG Reports:

A. Training and Certification Committee, Chair Eric Dube – Greg Gilbert provided that the committee has not met since last meeting but will be scheduling a meeting for the Training and Certification Committee to review guidance documents updated by DBCS staff.

B. Ad Hoc Committee on regulatory gaps in building oversight in Maine, Chair Mark Stambach – Last meeting discussed the definition of a shed home and type of regulation to put on the structures, including putting it under manufactured housing. Mark Stambach requested agenda item for future meeting to make recommendation to the Board.

C. Ventilation/Mechanical TAG, Chair Jeffrey LaPierre – Greg Gilbert provided an update that the Ventilation/Mechanical TAG had met primarily to discuss radon standard options and will need to follow up with Jeffrey LaPierre on the intent for recommendations to the Board.

D. Energy TAG, Chair Michael Pulaski – Energy TAG has not met since last meeting but will be scheduling another TAG to discuss R290 and RESCheck review of dormers.
E. IBC TAG, Chair David Matero – David Matero was unable to chair the last TAG meeting, so Greg Gilbert provided an update on the focus of the IBC TAG meeting:
   - discussed the ICC/MBI 1200 and possible adoption of the full suite (1205 and 1210).
   - discussed the buildings exempt from the MUBEC by statute and any changes that should be made.

8. Legislative update:
Focusing on rulemaking to meet requirements of last legislative sessions as well as bill proposals for next session, such as radon and a few other fixes to clean up items. Future considerations are exempt buildings in statute. Board previously discussed getting an interaction with HED, no progress on it yet, but it is still on the list.

9. Public Comments
No public comment made.

10. Future Meeting Schedule
A. Board Meeting – September 17, 2026, probably additional meeting a week before for final review of interim amendments for the MUBEC.
B. Advisory Groups
   a. IRC TAG - TBD
   b. IBC TAG – TBD
   c. IMC TAG – TBD
   d. IECC TAG – TBD
C. Training and Certification Committee – TBD
D. Ad Hoc Committee on regulatory gaps in building oversight in Maine – TBD

11. **Adjournment**
Motion to adjourn.
Motion by Marc Veilleux, second by David Matero.

Meeting ended at 11:30AM.

Respectfully submitted,
Shannon Quintal, Administrative Assistant