**Technical Building Codes and Standards Board Meeting Minutes**
**Maine Office of Community Affairs – Division of Building Codes and Standards**
**September 17, 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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| ☐ Marc Veilleux, representing the State Fire Marshal's Office | ☐ Mark Stambach, CEO representing a Municipality that is not a Service Center Community | ☒ 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 | ☒ Mike Pullen, representing the Maine Historic Preservation Commission | ☒ Michael Pulaski, Energy Efficiency Representative |
| ☒ Jeffrey LaPierre, Mechanical Engineer | ☒ 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 9:02AM.
   Introduction of members.

2. **Review of the past meeting minutes:**
   Postponed until the next meeting.

3. **Approval of Agenda:**
   Meeting to focus on rulemaking, all other regular agenda items are postponed until next meeting.

4. **Unfinished Business:**
   A. Rulemaking Proposals – Interim Rulemaking Memo Appendix, containing the list of revisions, were displayed for review during the meeting.
   i. Chapter 2 – Administration
   Motion to approve Chapter 2 as amended by Appendix A dated September 17, 2026.
   Motion by Randy Poulton, second by David Matero.
   9 in favor, 0 opposed.

   ii. Chapter 4 – Commercial Building Code
   Motion to accept Chapter 4 as written in Appendix A as dated September 17, 2026.
   Motion by Randy Poulton, second by Carl Chretien
   9 in favor, 0 opposed.

   Discussion: Question on rulemaking process for interim rulemaking – once the rules are approved by the Board, they will be sent to Randy Dow, AAG for review before going to public comment. Question of term "routine technical" reference in the effective date portion of the document – term clarified to be the correct reference for the type of document, not the content within the document.

   iii. Chapter 6 – Residential Building Code

Discussion: Question on Radon reference and how it will be affected with the adoption of a different radon standard – conclusion was that the language will need to be updated with a new radon standard and there may be another interim rulemaking as the ICC/MBI 1200 Standard was not adopted through this interim rulemaking and utilization of a consultant and review by legislature may delay full code cycle review. Clarifying discussion on the amendment to point to Rule Chapter 9 for residential ventilation requirements to avoid having two ventilation standards.

Motion to adopt the modification to Chapter 6 as written in Appendix A dated September 17, 2026.
Motion by Jay Horr, second by Tom Lister.
9 in favor, 0 opposed.

iv. Chapter 7 – Energy Code
Motion to adopt the amendments to Chapter 7 based on the language written in Appendix A dated September 17, 2026.
Motion by Michael Pulaski, second by David Matero.
9 in favor, 0 opposed.

v. Chapter 8 – Commercial Ventilation and Air Quality
Motion to adopt modifications to Chapter 8 as written in Appendix A dated September 17, 2026.
Motion by Jeffrey LaPierre, second by Randy Poulton
9 in favor, 0 opposed.

vi. Chapter 9 – Residential Ventilation and Air Quality
As this is an entirely new chapter, the full chapter document was displayed for review during the meeting.

Discussion: Correct the reference in Section 7 from "62.6" to "62.2" and add the IMC into Section 4 "Incorporation by Reference." Discussion on amending the IMC equation from 1% to 3% of floor area to match ASHRAE 62.2 could have a financial impact, with concern about the lack of a cost-benefit analysis, it was determined that as ASHRAE 62.2 is already adopted and the issue is primarily clarifying which existing code requirement applies.

Motion to adopt chapter 9 as written in Appendix A dated September 17, 2026 and amended at the September 17, 2026 Technical Building Codes and Standards meeting.
Motion by Randy Poulton, second by Tom Lister.
9 in favor, 0 opposed.

5. **New Business:**
No new business taken up this meeting.

6. **Report from Board Chair:**
Full report from Board chair will be provided next meeting. Greg Gilbert provided a brief update on ICC Custom Codes process with estimate to have custom codes on the ICC

website hopefully by the end of the month and an update on the status of hiring for the two new Division of Building Codes and Standards positions.

**7. Future Meeting Schedule**

A. Board Meeting – October 15, 2026, in-person meeting at the Maine Office of Community Affairs
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

8. **Adjournment**

Motion to adjourn.
Motion by Randy Poulton, second by David Matero.

Meeting ended at 9:54AM.

Respectfully submitted,
Shannon Quintal, Administrative Assistant