

**Technical Building Codes and Standards Board Meeting Minutes**  
**Maine Office of Community Affairs – Division of Building Codes and Standards**  
**January 15, 2026, 9:00 a.m. via Microsoft Teams**

Board Members Present:

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Samantha Horn, Director of Maine Office of Community Affairs / <input checked="" type="checkbox"/> Chair delegate Greg Gilbert, State Building Official |  |  |
| <input checked="" type="checkbox"/> Marc Veilleux, representing the State Fire Marshal’s Office   | <input 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 checked="" type="checkbox"/> Michael Pulaski, Energy Efficiency Representative                                |
| <input checked="" type="checkbox"/> Jeffrey LaPierre, Mechanical Engineer   | <input type="checkbox"/> Jay Horr, Lumber Material Dealer  | <input checked="" type="checkbox"/> Michael Stoddard, Representing Efficiency Maine                                  |

Staff Present: Shannon Quintal, Dede Gilbert

**1. Call to Order – Determination of Quorum**

- A. Introduction of Board Members  
Meeting started at 9:03 AM. Quorum confirmed.

**2. Review and approval of the past meeting minutes:**

- A. December 18, 2025 Minutes  
Motion to approve.  
Motion by Randy Poulton, second by Eric Dube  
6 in favor, 0 opposed. Michael Pulaski abstained.

**3. Approval of Agenda:**

- Motion to approve the agenda.  
Motion by Randy Poulton, second by David Matero.  
7 in favor, 0 opposed.

Discussion: With the reordering of the agenda, some Board members expressed preference of keeping “Report from Board Chair” early in the agenda. Jonathan Dyer, from the Radon Program, was acknowledged as being a guest speaker in the meeting.

Regarding the agenda format change, having “Report from Board Chair” remain towards the start of the meeting was requested. Greg Gilbert noted that “Report from Board Chair” and “Staff Report” are likely to become a combined agenda item.

**4. Unfinished Business:**

- A. Annual Legislative Report Draft – Greg Gilbert gave an overview of the items changed per discussion at the last meeting. The Board had a few additional changes to make with a final review: change the wording in the summary to “Outdated statutory tools for code enforcement certification.” and under recommendation for additional funding, add reference to LD 1375 report recommendation to increase funding to \$750,000.

Motion to accept Technical Building Codes and Standards Board annual report as amended.

Motion by Tom Lister, second by Eric Dube.

Further discussion on wording of the recommendation for increased funding, not have a recommendation be specific to activities of the Fire Marshal's Office. Paragraph to be revised to recommend a need for additional funding without being specific to a source and add reference to LD 1375 report recommendation to increase budget.

Motion amended: Motion to accept the Technical Building Codes and Standards Board annual report as modified by the discussion.

Motion by Tom Lister, second by Eric Dube

7 in favor, 0 opposed.

## B. Legal Follow Up

### i. Conflict Resolution Procedures

#### a. IBC – Elevators – Tabled pending PFR rulemaking

- ii. 08-003 C.M.R Chapter 7(formerly MUBEC Ch. 6)- Energy Code – as this was previously voted on when the program was at the Fire Marshal's Office and revised with the move to MOCA, Board did not feel it was necessary to vote again on the document produced by the State Building Official.
- iii. Adoption of rules more stringent than MUBEC – Question raised at prior Board meeting, clarity requested from the Assistant Attorney General with a response that statute states municipalities can create an ordinance but cannot enforce it. Board would like to invite AAG Kent Avery to a Board meeting to further clarify/answer questions. David Matero acknowledged the memo needs to be directed to municipalities.

## 5. Subcommittee Updates:

- A. Training and Certification Committee, Chair Eric Dube – Training and Certification Committee meet at the end of the year and continued discussion of organizing work on checklists for CEOs.
- B. IRC TAG Update – IRC TAG had a final meeting on discussion of construction in state and out of state, creating an organized spreadsheet with the different types of construction and regulating authority. Big topic of discussion was off-site, facility-built structures and concerns over consumer knowledge when buying. Meeting specifically to discuss the topic was requested and scheduled for January 29, 2026. Greg Gilbert will create a memo. Board will be able to review the information gathered and consider potential recommendations. A housing report was sent to Greg Gilbert to send out prior to meeting.

## 6. New Business:

- A. Discussion of recommending Radon Standard be Appendix – Jonathan Dyer, Radon Program, was recognized to speak and provide some history regarding the radon control program's creation and radon standard adoption and answered questions from the Board and acknowledged that the radon standard used is directed by what MUBEC adopts. Randy Poulton identified some concerns regarding the current requirement to adopt the ASTM-E1465 such as it being an old standard when home construction has substantially changed since its adoption, and that that statute does not provide flexibility for the Board to determine the best options for radon standard adoption. An alternative option for

consideration would be the IRC Appendix. Jonathan Dyer requested that “tested by a Maine registered radon service provider” be included in adoption language.

Randy Poulton recommended the next steps to be to ask legislature to remove the requirement to adopt 1465 from the statute and then for the Board to compare and decide what to adopt. Greg Gilbert will do some research on best way to approach a change in statute and report back to the Board.

Tom Lister identified need to also considered conflict of manufactured housing requiring a minimum of a 3” pipe.

Christy Crocker, Maine Indoor Air Quality Council, was recognized to speak on the topic as a member of the public (see public comment.)

Discussion of timeframe: It does not seem likely to get a recommendation in this legislative session, but Samantha Horn suggested if there is a solid recommendation, it is worth exploring. Randy Poulton stated there is a representative in support, David Matero believes the AIA community would support the change, and Christy Crocker said the Maine Indoor Air Quality Council would support it as well. David Matero has an AIA legislative meeting in a week and can connect with Christy Crocker and Randy Poulton to discuss.

## **7. Report from Board Chair:**

- a. Financial Update – No update on current fund. Table until next meeting.

## **8. Legislative update:**

- A. Title 30-A, §4451 – Decertification (LD 2097) - Director Samantha Horn provided an update. Board was provided with a copy of language to review, and it has now been posted on the legislative website. There is a scheduled hearing in a week. Had a meeting with MBOIA to look at some revisions to the text, consider reevaluating fee aspect and put greater emphasis on the committee role. Maine Municipal Association has also contacted for input. Goal is to create a better, more approachable process than what statute currently outlines.
- B. 132nd Second Session – Board was sent list of upcoming/recent bills. Two reports from GOPIF on manufactured housing and housing innovation are being delivered and it is likely that the committee will start reporting out bills based on those reports and the one from DECD.

## **9. Staff Report:**

- A. Training Update / Code Officer Training Program with Maine Community Colleges – Training schedule for the year is still being worked on and office staff are working on getting the website going and producing guidance documents.  
The community college is moving forward on producing curriculum, with a beginning focus on legal issues, shoreland zoning, and land use with an idea that the next step would incorporate residential and commercial aspects. The community college has sent over some information for preliminary review and Greg Gilbert plans to schedule another meeting with them.
- B. Custom Codes – received revised language from ICC that needs to be reviewed as it was more of a revision than anticipated. The language on the scope of work was

changed along with state boiler plate language changed and can't be signed without further review. ICC staff/representatives have been contacted on steps that can be taken and will meet with them.

**10. Public Comments:**

Christy Crocker, MIAQC (regarding discussion of Radon standard) – Christy noted that the IRC Appendix F has come a long way since it was first look at in the early 2000s, and that as long as the requirement to test is included, the council would support the adoption of the IRC Appendix. Christy inquired about the opportunity for a public comment aspect and Greg Gilbert clarified that at this point it is still being determined how to approach it but would anticipate there would be an opportunity for public comment. Christy also provided that additional changes have been proposed and accepted by the IRC committee that would make the appendix more robust.

**Proposed Next Meeting Date:** January 29, 2026

**Adjournment:**

Motion to adjourn.

Motion by Eric Dube, second by Marc Veilleux.

7 in favor, 0 opposed.

Meeting adjourned at 11:07AM.

Respectfully submitted,  
Shannon Quintal, Administrative Assistant