

Technical Building Codes and Standards Board Meeting Minutes
Maine Office of Community Affairs – Division of Building Codes and Standards
January 29, 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 checked="" 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 checked="" type="checkbox"/> Jay Horr, Lumber Material Dealer | <input checked="" 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 9:07 AM. Quorum confirmed.

2. Approval of Agenda:

Motion to approve the agenda as written.
Motion by Marc Veilleux, second by Jay Horr.
10 in favor, 0 opposed.

3. New Business:

A. Review of IRC TAG information – The Board reviewed and discussed the information put together by the IRC TAG in terms of different types of structures and regulating authority, the MUBEC or Manufactured Housing Board, and identifying any gaps. Memo provided to the Board regarding the background on how the topic came up and a summary of the discussion and findings of the TAG.

Concerns identified were impacts on code enforcement officers' ability to inspect, life safety, monetary aspects, affordable housing that is code compliant, and structural load aspects in transportation of off-site built structures.

Director Samantha Horn provided information on consideration being given to move the Manufactured Housing Board functions to the Maine Office of Community Affairs. Details are not fully established, but the potential should be considered when determining how to move forward. The thought is that the aspects of Manufactured Housing Board construction and codes would fall under the Division of Building Codes and Standards and the licensing for the operation of manufactured housing communities would fall under the Housing Opportunity Program. There has also been consideration of taking some money from the Housing Opportunity Program to hire a consultant to conduct a study. The Board would be involved in determining questions for the study and reviewing the results.

Concerns specific to off-site built structures: Need to determine if the state is going to allow the sale of "shed homes" and if so, determine how to regulate, if there is currently any

regulation/inspection, and if the work is being done by licensed individuals for aspects such as plumbing and electrical.

Samantha Horn stated the Attorney General's Office is working on a proposal for an additional position to deal with manufactured housing and community consumer protection. The Board could provide feedback on specific areas that would be helpful.

Some ideas mentioned by the Board:

- Create a third regulating authority in addition to the MUBEC and Manufactured Housing Board.
- Put out a notice with assistance from the Attorney General's Office.
- Create a checklist or document of questions for consumers to ask when purchasing an off-site built dwelling.
- Consider use photo/video documentation as an alternative to inspection.
- Create a policy with requirements, where a licensed individual could attest to the work being done properly.

Motion to create an ad hoc committee for purpose of reviewing structures that don't fall under the MUBEC or some other state rules.

Motion by Mark Stambach, second by Eric Dube.

10 in favor, 0 opposed.

Committee to be chaired by Mark Stambach and Eric Dube with three additional members to review the types of structures and put together recommendations for the Board. Timeline of committee schedule will be left up to the committee.

Board Comment:

Randy Poulton requested that the next meeting agenda put the BRIC Survey item at about 9:15am, allowing for approximately a fifteen-minute presentation and a fifteen-minute Q&A.

4. Public Comments:

No public comment made.

Proposed Next Meeting Date: February 19, 2026

Adjournment:

Motion to adjourn.

Motion by Mark Stambach, second by Marc Veilleux.

10 in favor, 0 opposed.

Meeting adjourned at 10:49 AM.

Respectfully submitted,
Shannon Quintal, Administrative Assistant