

Technical Building Codes and Standards Board Meeting Minutes
Maine Office of Community Affairs – Division of Building Codes and Standards
March 19, 2026, 9:00 a.m. via Microsoft Teams

Board Members Present:

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| <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 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 *Joined meeting at 9:35AM | <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 type="checkbox"/> Eric Dube, representing Structural Engineers - *No video, member not counted toward quorum. | <input checked="" 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 type="checkbox"/> Jay Horr, Lumber Material Dealer | <input type="checkbox"/> Michael Stoddard, Representing Efficiency Maine |

Staff Present: Shannon Quintal

1. Call to Order:

- A. Determination of Quorum - Meeting started at 9:04 AM. Quorum confirmed.
- B. Introduction of members and guests – Board members introduced themselves. No guest speakers during this meeting.

2. Review of the past meeting minutes:

- A. February 19, 2026 Minutes
- B. February 26, 2026 Minutes

Motion to approve both sets of minutes, February 19th and February 26th.
Motion by David Matero, second by Randy Poulton.

Discussion: Amend February 19 minutes, item 8. *Legislative Update*, on the LD that amends the decertification process, the last sentence there said “at the working group, the committee voted to approve.” Correct “approve” to “ought to pass.”

Amended: Motion to approve both sets of minutes, February 19th and February 26th, with an amendment to the February 19th minutes changing section 8, the outcome of the decertification bill from “approve” to “ought to pass.”

Motion by David Matero, second by Randy Poulton.
6 in favor, 0 opposed, Michael Pullen abstained.

3. Approval of Agenda:

Greg Gilbert provided that the office will aim to get agenda out seven to ten days in advance, and any modifications can be submitted up to 48 hours prior to the meeting. Anything changes within 48 hours of the meeting will need to be requested during the meeting.

Motion to approve agenda as submitted.
Motion by Randy Poulton, second by Michael Pullen.
7 in favor, 0 opposed

4. Unfinished Business:

A. BRIC Survey Follow Up – Greg Gilbert provided the survey presentation had been posted on the website and the Board members were previously asked to review the presentation and provide the University of Maine staff with any questions/feedback to be utilized to provide further analysis of the data. The Board discussed the potential of creating a communication, either website posted or a press release, regarding the highlights of the BRIC survey results and highlights of the legislative session results.

5. New Business:

A. Technical Advisory Groups – The Board reviewed the current TAGs, who is assigned to chair them, and consideration of any potential additional TAGs. Meeting structure was discussed regarding requiring applications for TAG participation, limiting the size of the TAG and public participation, and having the ability for TAGs to invite professionals to speak during the meeting. TAG members lists will be updated in May/June.

TAG Chairs determined during the meeting:

Residential: Tom Lister, Eric Dube

Mechanical and Ventilation: Jeffrey LaPierre

Training and Certification: Eric Dube, Mark Stambach

Historic and Existing Buildings (IEBC, IRC Appendix J): Michael Pullen, Marc Veilleux

Commercial Building (IBC): David Matero, Randy Poulton

Fire and Life Safety: Mark Veilleux, Michael Pullen

Energy: Michael Pulaski, Randy Poulton

Sprinklers: Marc Veilleux, Mark Stambach

(New TAG) Off-site/Industrial Construction: Randy Poulton, Tom Lister

Discussion to add additional TAGs:

The Board discussed the potential need for a TAG to go over harmonizing the MUBEC rules and the Modular Housing rules and whether the discussion could fall into one of the existing TAGs if the manufactured housing program moves to MOCA. Director Samantha Horn provided that if the Manufactured Housing program moves to MOCA, there would no longer be a Manufactured Housing Board and MOCA would be administering those rules as an agency and the rules would stay separate from MUBEC rules, but MOCA would have authority to change and administer them. Request to send LD 364 to the Board. Affordability was also mentioned as an item to keep in mind during TAG discussions.

Motion to add a TAG to harmonize MUBEC rules with Modular Housing rules.

Motion by Randy Poulton, second by Mark Stambach

8 in favor, 0 opposed.

6. Report from Board Chair:

A. Financial Update – \$973,971.77

B. Training Update – Greg Gilbert provided an update on upcoming trainings that are scheduled and that are work in progress.

C. Program Update

i. Custom Codes – Contract is still with OIT for review.

ii. Website – The office is waiting for InforME to direct on moving forward with the website. MOCA has staff working with InforME.

- iii. Certification Program – Community Colleges is moving forward to develop the stage 1 courses focused on Land Use, Legal Issues, Shoreland Zoning, and Internal Plumbing. Second stage will start incorporating the MUBEC codes, splitting up into two sections, a residential certification program and a commercial certification program.

7. Committee and TAG Reports:

- A. Training and Certification Committee, Chair Eric Dube – Last meeting continued discussion on checklists. Eric did not have meeting notes available and can provide a full update next meeting.
- B. Ad Hoc Committee on regulatory gaps in building oversight in Maine, Chair Mark Stambach – Committee name may be modified, committee members are David Matero, Tom Lister, Eric Dube, Randy Poulton and Mark Stambach, and a meeting is scheduled for Wednesday.

8. Legislative update:

- A. 132nd Second Session – Director Samantha Horn gave a summary of some of the legislative items relative to the Division of Building Codes and Standards and the MUBEC Board related to decertification, budget, additional staff positions and the Manufactured Housing Board. Samantha asked Marc Veilleux to provide an update on Fire Marshal's Office bills that are relevant. Marc Veilleux provided summary of some bills that would increase fees collected on commercial plan reviews that would increase Building Codes funds, along with support additional plan review positions in the Fire Marshal's Office.

Samantha Horn provided that today is the last day of committee of the HED committee work sessions and they're going to take up LD 2229, which was the bill about electricians and plumbers and work that's done in modular building manufacturing facilities.

The Board discussed the possibility of putting together a memo for the legislative HED committee for next session to request a directive to the Board to accomplish changes through rulemaking instead of the legislative process. It was acknowledged that there was some misinformation being shared and the risk of unintended consequences of making changes without a strong understanding of the matter.

There was also a discussion regarding the potential to meet with the committee, to have an event to discuss topics or have a small reception at the State House early in the session for informational purposes and invite legislators. As there will be elections, a good time to start thinking about it would be in the fall.

Mark Stambach also provided an update on involvement in work to organize an inspectors group for electrical inspectors with the purpose of providing education for electrical inspectors, as electrical inspections are not something that is required to be done in the State of Maine and for any municipalities that provide electrical inspectors, there's no certification that's required. It is a matter of getting information out there but also try to put together some kind of a certification program eventually.

9. Public Comments:

Bill Nash – Bill has been tracking Maine legislation and has seen a lot of activity this session, is interested in participating in the new Technical Advisory Group, and noted stakeholders will want to participate and become active in the manufactured housing process, the legislation, and the rulemaking changes. Bill also received notice today that FEMA has announced that the BRIC funding program is going to be reactivated, and recipients would be notified. Greg Gilbert confirmed notice was received and has a meeting scheduled with MEMA to discuss it further.

10. Future Meeting Schedule:

- A. Board Meeting – May 21, 2026, no April meeting to provide more time to regroup and gather information to report.
- B. Technical Advisory Groups –
 - i. Energy TAG – The office will follow up with Chair, Michael Pulaski and Jeffrey LaPierre on scheduling a meeting. Meeting to review the dew point calculation that is required in residential construction.
 - ii. Ventilation TAG – scheduled for April 24, 2026, at 10AM-11AM. Meeting to start researching radon standards and compare language in the IRC appendix versus the ANSI standard or any other standards and make recommendation to the Board for a radon standard to replace the ASTM 1465.
- C. Training and Certification Committee – Chair, Eric Dube was not present at the time of the discussion. The office will follow up on schedule for next meeting.
- D. Ad Hoc Committee on regulatory gaps in building oversight in Maine – Meeting scheduled for March 25, 2026.

David Matero asked about conflicts and what constitutes a conflict, with an example of differences in the IBC and Life Safety Codes on separations and ratings. Greg Gilbert provided that this is something to be looked at when reviewing the conflict resolution process.

11. Adjournment

Motion to adjourn.

Motion by Mark Stambach, second by Marc Veilleux
7 in favor, 0 opposed.

Meeting adjourned at 11:07AM.

Respectfully submitted,
Shannon Quintal, Administrative Assistant