

Technical Building Codes and Standards Board Meeting Minutes
Maine Office of Community Affairs – Division of Building Codes and Standards
May 21, 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 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 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

1. Call to Order

Determination of Quorum. Meeting started at 9:03AM.
Introduction of members and guests.

2. Review of the past meeting minutes:

March 19, 2026 Minutes
Motion to approve the minutes.
Motion by Randy Poulton, second by David Matero.

Discussion: On #8 Legislative Update, in second paragraph, add “modular building” before “manufacturing facilities,” and in the next paragraph, specify “HED” committee.

Motion amended: Motion to approve the minutes as amended.
Motion by Randy Poulton, second by Mark Stambach.
6 in favor, 0 opposed, Michael Pulaski abstained.

3. Approval of Agenda:

Motion to approve the agenda.
Motion by David Matero, second by Tom Lister.
7 in favor, 0 opposed.

4. Unfinished Business:

A. BRIC Survey Follow Up – There is a meeting scheduled with UMaine to obtain data for future utilization and for guidance/advice on creating a message, based on the data, that may resonate to help with staffing and funds.

B. Legal Follow Up:

Adoption of rules more stringent than MUBEC – Postponed Pending response from AAG, however Greg Gilbert has a meeting with Randy Dow, the new AAG that will be overseeing the MUBEC and Manufactured Housing aspects. One of the questions for the new AAG will be the question on municipalities adopting a code more stringent than the MUBEC.

5. New Business:

- A. Technical Advisory Groups – With recent legislative sessions requiring some changes for the MUBEC and upcoming code adoptions, the Technical Advisory Groups will be meeting for preliminary discussion of modifications to consider, and some of the items previously looked at by the Board would be the residential portion of the IECC and Chapter 11 IRC, elevators and smoke curtains in IBC, conflict resolution for single staircase, “and/or” issue in 402.1.3, dew point calculation, and the determination that Board made about additions in residential (certain size and requirements not initially included.)
- B. GOPIF Presentation – Resilient Building Codes – Amalia Siegel, Policy Advisor at the Governor’s Office of Policy Innovation and the Future provided presentation on Climate Resilient Building Codes prepared by intern, Allie Larman.
- C. DBCS next steps – Samantha Horn and Amalia Siegel gave an update on the project plan for the MUBEC codes and industrialized construction. Samantha Horn provided that the move of manufactured housing to MOCA is a good opportunity to improve how the system should be and a professional consultant will be hired. Amalia Siegel gave an overview of the work MOCA and partner agencies (GOPIF, Dept. of Energy Resources, Dept. of Economic and Community Affairs, and Dept. of Professional and Financial Regulation) are undertaking on how Maine regulates industrialized and manufactured and modular housing and building codes in general to make recommendations for legislature for 2027 to increase quality and affordable housing and to support funding for the Division of Building Codes and Standards and the Housing Opportunity Program. The workstreams will focus on:
 - Building Codes and MHB Study: Will utilize external consultant expertise and look across Maine’s building codes landscape to recommend how the MUBEC can address upfront housing cost challenges and meet climate resiliency needs and energy needs. It will also address potential challenges and upfront and long-term costs.
 - MHB Recodification – LD364 directed MOCA to develop legislation to effectuate the transition of manufactured housing, industrialized housing from MHB in PFR to MOCA. The Office of Policy and Legal Analysis is conducting a thorough review of the Manufactured Housing Board process and codes and will bring in a facilitation consultant to structure conversations on issues and opportunities, and recommendations to be made to the legislature for next session.

6. Report from Board Chair:

- A. Financial Update – \$968,221.41
The Fire Marshal’s Office has changed the online submission website which should resolve some issues with delegated review fee collection.
The financial update does not include encumbrances for contracts, the amount is expected to drop by a couple hundred thousand. The Board requested that future financial updates clarify the encumbered and unencumbered amounts.
- B. Training Update – Greg Gilbert provided an update on recent trainings since last meeting and upcoming trainings scheduled and anticipated. Mark Stambach shared an update on the forming of a group, Maine Building Officials Electrical Inspectors Association, to help provide training for municipal electrical inspectors.
- C. Program Update – 2022 BRIC grant will end late summer, anticipating >\$200,000 reimbursable for exam updates. Shums Coda was the winning bid for Legal Issues, Land Use, Shoreland Zoning and 80K. Mini-bid process for MUBEC related exams closed on Monday and the office should have information to reach out to bidders tomorrow.

The office still has an employee on contract helping with the creation of guidance documents and creating weekly videos for Building Safety Month which are posted on the website.

A Functional Job Assessment is being conducted to make sure the new office position is classified correctly, once that is done, the hiring process can be started.

- i. Custom Codes – Samantha Horn has a meeting with OIT on Friday to finalize the contract language. Once the initial contract has been finalized, future contracts for the same purpose should be more streamlined.
- ii. Website – With both the MOCA and Division of Building Codes and Standards websites live, the DBCS content will be removed from the Fire Marshal’s Website. Training and Certification Committee will continue working on content for guidance documents and technical assistance for the website.
- iii. Certification Program – The office intends to apply for the 2026 BRIC grant with part of the request to be for a certification testing/training platform and potentially options for CEU tracking.

7. Committee and TAG Reports:

- A. Training and Certification Committee, Chair Eric Dube – Postponed until Committee meets.
- B. Ad Hoc Committee on regulatory gaps in building oversight in Maine, Chair Mark Stambach – Mark Stambach provided an update on the meetings. The group meet twice and has outlined purpose of the group and defined “shed home” and worked on determining the best direction to take. Identified one of the major issues is plumbing inspections.
- C. Ventilation/Mechanical TAG, Chair Jeffrey LaPierre – initial meeting on April 24 was rescheduled to invite additional people to the meeting. The second meeting on May 13 was primarily a discussion on radon standard for Maine; no decisions were made. Radon testing is a high priority.
- D. Energy TAG, Chair Michael Pulaski – Postponed until TAG meets.

Additional Board Comment: Topic for “New Business” - Title 10, §9724, 5.A., Randy Poulton suggested that the structures exempt in this section be discussed to determine the intent, exempt from just the energy aspect or the MUBEC entirely.

8. Legislative update:

No update provided - meeting ended due to lack of quorum.

9. Public Comments

Meeting ended due to lack of quorum – members of the public were encouraged to email the Division of Building Codes and Standards staff with any comments they wished to make.

10. Future Meeting Schedule

- A. Board Meeting – June 18, 2026
- B. Technical Advisory Groups
 - i. IRC TAG - TBD
 - ii. IBC TAG – May 26, 2026
 - iii. IMC TAG – June 10, 2026
 - iv. IECC TAG - TBD
- C. Training and Certification Committee – TBD

D. Ad Hoc Committee on regulatory gaps in building oversight in Maine – TBD

Meeting ended at 11:08AM due to loss of quorum.

Respectfully submitted,
Shannon Quintal, Administrative Assistant