

Technical Building Codes and Standards Board Meeting Minutes
Maine Office of Community Affairs – Division of Building Codes and Standards
June 25, 2026, 9:00 a.m. via Microsoft Teams

Board Members Present:

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| ☒ Samantha Horn, Director of Maine Office of Community Affairs / ☒ Chair delegate Greg Gilbert, State Building Official | | |
| ☒ 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

1. Call to Order

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

2. Review of the past meeting minutes:

A. May 21, 2026 Minutes

Motion to approve the minutes of May 21, 2026.

Motion by David Matero, second by Randy Poulton

8 in favor, 0 opposed, Marc Veilleux and Michael Pullen abstained.

3. Approval of Agenda:

Motion to approve the agenda.

Motion by Randy Poulton, second by David Matero.

Discussion: Randy Poulton requested adding item under "New Business" of "Chapter 2 – Exempt Buildings"

Motion amended: Motion to approve the agenda as modified.

Motion by Randy Poulton, second by David Matero.

10 in favor, 0 opposed.

4. Unfinished Business:

No unfinished business taken up during this meeting as items are pending additional information that is unavailable at this time. Randy Dow, Assistant Attorney General, was unavailable for this meeting but will be invited to the next meeting.

5. New Business:

- A. Conflict Resolution, IBC/NFPA Handrail Clearance – the office received a request for conflict resolution from the fire marshal in the city of Portland regarding handrail clearances. IBC section 1014.7 specifies handrail clearance shall not be less than 1.5" inches and NFPA 101 section 7.2.2.4.5.5 states new handrails shall provide clearance not less than 2.25" to walls for which its fastened. It was also noted that ADA is a

minimum of 1.5". The Board discussed options for methods to resolve. It was also noted that weight-bearing requirements should be considered.

Motion to amend IBC section 1014.7 to remove the 1.5" minimum and replace with 2.25" minimum to match NFPA requirements.

Motion by Carl Chretien, second by Marc Veilleux.

10 in favor, 0 opposed.

Greg Gilbert will write up language for the change for next meeting.

B. Rulemaking Proposals

- i. Chapter 2 – Exempt buildings – Randy Poulton stated that Title 10 §§9722 and 9724 identify buildings exempt from MUBEC, but the building types are not defined in the MUBEC rules. The Board discussed that the language in statute lacks clarity on the specific buildings that are exempt and that the intent was likely to exempt the specific structures from the energy code portion of the MUBEC only, as structural components are still an important aspect in the exempt building types.

Motion to make amendment to the statute exemption clarifying the specific exemptions, specifically the energy code.

Motion by Mark Stambach, second by Marc Veilleux

Discussion acknowledged need for thorough consideration of language to close gaps during the next code cycle, defining the structures, and changing statute before adding statute language into rule to reduce number of revisions. Mark Stambach offered assistance. It was noted that making decisions on an item added to the agenda at the start of the meeting is challenging without having information prepared to review and discuss.

Motion and second withdrawn.

Motion to move the discussion to the IBC and IRC TAGs to review the sections in Title 10 §§9722 and 9724 on exemptions and possible requirements for the purpose of clarifying the structures referenced and what sections of the code they are exempt from.

Motion by Mark Stambach, second by Marc Veilleux

10 in favor, 0 opposed.

- ii. Chapter 4 – Commercial Construction Code – LD 2224 directed two, cost-based, rulemaking changes:
 - a. Elevator Smoke Safety Memo was sent to the Board as the recommendation from the Commercial Construction TAG for the request made by legislature in LD 2224 to initiate rulemaking to remove any requirements from MUBEC for smoke and draft protection assemblies for elevator and hoist way doors. The TAG discussed, and the recommendation is to remove the two sections from IBC, sections 3006.2 and 3006.2.1, that require the use of smoke or draft protection at elevator and hoist way doors. IBC 3006.3 is appropriate to leave as it provides the methods for smoke or draft protection

if someone chooses to. The recommendation would be made through interim rulemaking not as an interpretation.

Motion to move forward and accept the TAGs findings as written in the memo dated June 25th under the Commercial Construction and Elevator Smoke Protection amendment.

Motion by Tom Lister, Second by Michael Pullen.

10 in favor, 0 opposed.

- b. The second LD 2224 directed modification is to remove the requirement for two-way emergency video communication systems in elevators- Discussed by Commercial Construction TAG. In review, IBC Chapter 30 does not specifically request two-way video communication, as it says visual communication and recommends text based. Elevator and Tramway Safety Program confirmed that two-way video communication comes from ASME A17.1 Standard, which is referenced in IBC and adopted by the Elevator and Tramway Safety Program.

The TAG's recommendation is to amend any sections that specify the ASME A17.1 to specify having compliance with the Elevator and Tramway Safety Program, to coordinate a proposal to Elevator and Tramway Safety Program recommending removal of the requirement for two-way video emergency communication from adopted standard, and to make the recommendation to the Fire Marshal's Office to change any references to ASME A17.1 and the fire and life safety code to also specify "in accordance with the adoption by the Elevator and Tramway Safety Program" pending Elevator and Tramway Safety Program's change to their rules removing two-way video communication.

It was determined the wrong document for reference was provided to the Board. Discussion involved consideration of removal of the chapter and reviewing to ensure nothing is being removed that shouldn't and request to have Elevator and Tramway Safety Program staff be part of the conversation.

Motion to table until next meeting to have a chance to review.

Motion by Mark Stambach, second by Randy Poulton.

10 in favor, 0 opposed.

Greg to send correct document before next meeting.

- c. ICC/MBI 1200 Standard- There is not a memo for the recommendation, but the recommendation is for the adoption of ICC/MBI 1200 Standard for offsite construction as part of interim rulemaking, as legislature has directed adoption. Discussion on interest in reviewing further.

Motion for Commercial Construction TAG to review the 1200 and bring back to the Board for recommendation.

Motion by Randy Poulton, second by Mark Stambach.

10 in favor, 0 opposed

- iii. Chapter 6 – Residential Construction Code – Discussion regarding changes to this chapter were based on errors to correct. Modification to the IECC was not copied into Chapter 11 of the IRC.

Motion to, consistent with past adoption cycles, eliminate chapter 11 from the IRC and go with IECC residential sections as amended for interim rulemaking changes. Motion by Tom Lister, second by David Matero.

6 in favor, 4 opposed. Marc Veilleux, Mark Stambach, Carl Chretien, and Jeffrey LaPierre opposed.

Discussion: Removing chapter 11 would impact the ability for a person to obtain just a single book. Amendments to the IECC would have to be copied verbatim as IRC Chapter 11 amendment if retained.

- iv. Chapter 7 – Energy Code – Update on items discussed during the TAG relevant to dew point calculation and increased insulation requirements, Passivhaus and comparison to other states utilization of it, PHIUS, and previously discussed language corrections. Another TAG discussion is needed prior to recommendation to the Board.
- v. Chapter 8 – Commercial Mechanical Ventilation and Air Quality- Discussion regarding suggestion to make Chapter 8 specific to commercial construction, to add ASHRAE so that there is a spot to make modifications, and consideration to include some other code/standard references.
- vi. Chapter 9 – Residential Ventilation and Air Quality – Recommendation to create a Chapter 9, which would house the ASHRAE 62.2 for residential and low-rise residential buildings ventilation and indoor air quality, requirements from the residential construction code chapter for radon into the ventilation and air quality chapter once that is created.

6. Report from Board Chair:

- A. Financial Update – Fund balance not available for the meeting. The office has been granted money for two positions that are currently in review for language for posting and are expected to be posted in the next month or two when funds are available. Manufactured Housing office will be moving to MOCA on 7/29.
- B. Training Update – Greg Gilbert provided an update on recent trainings, plans for upcoming training, and noted MBOIA had their conference in May that had highest attendance that Greg has seen, with approximately ¼ of attendees were new.
- C. Program Update
 - i. Custom Codes – Samantha Horn provided that the OIT approval in the process has been completed, so ICC will be able to begin working on the custom codes.
 - ii. Website – Division of Building Codes and Standards page is live on the MOCA website, but updates will continue as documentation is made to add.
 - iii. Certification Program – The office staff has recently been in contact with the community college for certification program at a community college level and for the

office utilize simultaneously. This year's BRIC grant includes a request for funds toward standard development of online training.

- iv. Program Coordination Contractor – RFP for Program Coordination Contractor was set to close, but has been extended, for a consultant to coordinate between the MUBEC and MHB and review the program in general compared to other states and will put together a report as required by legislature and make recommendations on how to improve the program.

7. Committee and TAG Reports:

- A. Training and Certification Committee, Chair Eric Dube – Greg Gilbert provided an update on the guidance documents that are in progress.
- B. Ad Hoc Committee on regulatory gaps in building oversight in Maine, Chair Mark Stambach – no update as the committee has not met since last Board meeting.
- C. Ventilation/Mechanical TAG, Chair Jeffrey LaPierre – TAG has met a couple of times, bulk of discussion has been on radon standard, however nothing definitive to report back to the Board yet, potentially will have recommendation for next meeting. There is also consideration of other standards to incorporate into Rule Chapter 8, such as ASHRAE Standards 15, 34, and 170. The TAG will look at the additional standards on pieces to include and the edition.
- D. Energy TAG, Chair Michael Pulaski – One item discussed during the TAG was R-290 Propane Refrigerant. Michael Pulaski sent a memo to Greg Gilbert to talk to AG's office on if it's something that can be included. Additional details of its use to be reviewed once its determined if it is an option. Jeffrey LaPierre noted A2L refrigerants are flammable but are being used in new equipment, and that ASHRAE Standard 15 goes into detail regarding installation.
- E. IBC TAG, Chair David Matero- The IBC TAG updates were covered during discussions of rule chapters, nothing further added regarding IBC TAG discussion.

8. Legislative update: No legislative report at this time outside of rulemaking items already discussed.

9. Public Comments

William Nash, ICC – Clarified the agreement mentioned by Samantha Horn was for custom codes, not an app, but there is an ICC app available.

10. Future Meeting Schedule

- A. Board Meeting – July 16, 2026, next series of meeting invites will be sent out for the rest of the year.
- B. Technical Advisory Groups
 - i. IRC TAG - TBD
 - ii. IBC TAG – TBD
 - iii. IMC TAG – 7/1/2026
 - iv. IECC TAG – 06/26/2026
- C. Training and Certification Committee – TBD
- D. Ad Hoc Committee on regulatory gaps in building oversight in Maine – TBD

11. Adjournment

Motion to adjourn.

Motion by Marc Veilleux, second by Eric Dube.

Passed unanimously.

Respectfully submitted,
Shannon Quintal, Administrative Assistant