

Technical Building Codes and Standards Board Meeting Minutes
Maine Office of Community Affairs – Division of Building Codes and Standards
July 23, 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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| ☒ 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, Lauren Talbot

1. Call to Order

Determination of Quorum. Meeting started at 9:01 AM.
Introduction of members.

2. Review of the past meeting minutes:

A. June 25, 2026 Minutes

Motion to accept the minutes of the June 25, 2026 meeting as prepared.

Motion by Michael Pullen, second by Marc Veilleux

10 in favor, 0 opposed.

3. Approval of Agenda:

Motion to approve the agenda as written,

Motion by Marc Veilleux, second by Tom Lister

10 in favor, 0 opposed

4. Unfinished Business:

A. Legal Follow Up:

Adoption of rules more stringent than MUBEC – Randy Dow, Attorney General's Office, was invited to the Board meeting to provide clarification on some questions the Board has on topics such as statutes, municipal authority, and the MUBEC adoption capabilities. DBCS will provide Randy Dow with a summary of the questions for follow-up.

B. Rulemaking Proposals

i. Chapter 4 – Commercial Building Code

a. Handrail amendment language- language draft was not available for meeting. Change is limited to changing 1.5" to 2.25". Originally requested as a conflict, but Board decided to change it in interim rule making.

b. Two-way video communication memo – summarized memo, "visual communication" is outlined in rule, not specific to video.

Recommendation is to amend all references within MUBEC pointing to ASME A17.1 to reference "as adopted by the Elevator and Tramway

Safety Program”, coordinate with the program to modify language to remove the video communication requirement, and maintain the existing IBC and NFPA references requiring compliance preserving consistency among the codes and standards.

Move to adopt the memo as written.

Motion by Mark Stambach, second by Tom Lister

10 in favor, 0 opposed.

5. New Business:

No new business proposed.

6. Report from Board Chair:

- A. Financial Update – Fiscal year ended on June 30, at which point the balance was \$968,416.53. When Manufactured Housing joins MOCA, there will be a temporary increase in the balance with Manufactured Housing funds until accounts are sorted out. The Board request information on the source of Manufactured Housing funds.
- B. Training Update – No recent training updates. Focus has been on contracts for exam updates and hiring of two new positions. A few trainings are being planned, and additional training will be planned to follow the exam updates. MBOIA had a successful fire stop training in Augusta on 7/9.
- C. Program Update
 - i. Custom Codes –ICC has taken the amendments and provided a version to review, which is currently being reviewed by office staff and will send approval/comments to ICC, to be updated to the ICC website. Once available, MOCA office staff will send out a notice.
 - ii. Website – Another TCC meeting will be scheduled to continue discussion of guidance documents. One item that has been a factor is that the office had hired a consultant for MOCA branding and finalized logos, which is nearly completed, are needed for final documents.
 - iii. Staff Updates– Working on hiring process, first position will be posted on Monday for training and certification coordinator. The position will be posted for three weeks before interview process starts. The second position won’t get approval for posting until after the 29th.

7. Committee and TAG Reports:

- A. Training and Certification Committee, Chair Eric Dube – No meeting held since last meeting.
- B. Ad Hoc Committee on regulatory gaps in building oversight in Maine, Chair Mark Stambach – No updates to report, next meeting is scheduled for Monday at 8AM.
- C. Ventilation/Mechanical TAG, Chair Jeffrey LaPierre – Jeffrey went over some standards to add to the list of incorporated by reference in the rule that are referenced in 2021 IMC. Potential to discuss adding additional standards as well. The TAG is also still discussing options for a radon standard. Randy Poulton requested a cost-benefit analysis of the options.
- D. Energy TAG, Chair Michael Pulaski -
 - i. Stretch code minimum renovation size exempt: For the residential stretch code, minimum 100 sq ft renovation would be exempt from stretch code for additions. The Board had previously voted on the topic but would need to address adding to

rule, but there was a question of whether it was specific to dormers or additions in general. Michael Pulaski is going to look into if REScheck can calculate on small scale.

- ii. Passive House Amendment – Recommendation from the TAG to modify language in R102.1.1 and C102.1.1 more specific to PHI and Phius, correct the and/or issue, and change the values in table 407.2. Revised language provided to the Board for review. Discussion on including language in Stretch Code that compliance is met with Passivehouse pathways.

Motion to adopt the proposed amendments to R102.1.1 and C102.1.1.

Motion by Randy Poulton, second by Michael Pulaski

10 in favor, 0 opposed.

Motion to incorporate the proposed and adopted change on Passivehouse standard as an alternative pathway to meet the requirements of the Stretch Code.

Motion by David Matero, second by Randy Poulton.

10 in favor, 0 opposed.

- iii. Dew point – Claire Betze and William Winkel put together a draft of changes to the language which was provided to the Board for review.

iv.

Motion to accept the Energy TAG's proposed changes to 402.2.13.2 Exterior insulations as proposed in the amendment.

Motion by Tom Lister, second by Randy Poulton

10 in favor, 0 opposed.

- v. R-290 refrigerants - based on Randy Dows response, suggest bringing R290 back to the TAG to discuss. Jeff LaPierre will compare R290 to A2L.

- E. IBC TAG, Chair David Matero – Brief discussion regarding the status of elevator door smoke curtain amendments and the potential for interest on further discussion on the topic.

Exempt Buildings as referenced in statute will be directed to the IRC and IBC TAGs for discussion for next routine rulemaking cycle.

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

9. **Public Comments**

No public comment made.

10. **Future Meeting Schedule**

A. Board Meeting – August 20, 2026

B. Technical Advisory Groups

i. IRC TAG - TBD

ii. IBC TAG – TBD

iii. IMC TAG – TBD

iv. IECC TAG – TBD

C. Training and Certification Committee – TBD

D. Ad Hoc Committee on regulatory gaps in building oversight in Maine – July 27, 2026

11. Adjournment

Motion to adjourn.

Motion by Mark Stambach, second by Marc Veilleux

Meeting Adjourned at 11:32AM.

Respectfully submitted,

Shannon Quintal, Administrative Assistant