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Draft minutes of the NYS Fire Prevention and Building Code Council meeting on Tuesday, September 22, 2026, commencing at 10:03 a.m. and held by videoconference at:

- 99 Washington Avenue, Albany, NY, Conference Room 505;
- 123 Williams Street, NYC, NY, Conference Room 231; and
- 295 Main Street, Buffalo, New York, Conference Room 803.

Council members and designees present:

Matthew Tebo, Presiding (Albany)
Robert Hughes (Albany)
James Cable (Albany)
Shawn Hamlin (Albany)
Joseph Toomey (Albany)
Timothy DeRuyscher (Albany)
Kristy Whitcher (Albany)
Vincent Rapacciuolo (Albany)
Vincent Dibiase (Albany)
James Gibbons (NYC)
William Tuyn (Buffalo)
Dominic Marinelli (Buffalo)
Santos Cruz Cardona (Buffalo)
Joseph DeStefano (Remote)

Staff present: John Addario, Kevin Duerr-Clark, Emma Gonzalez-Laders, Chris Jensen, Chad Sievers, Jeanne Rice, Stephen Van Hoose, Kathy Kosova, Kevin Motyka, and Amalia Talty.

Agenda Item 1. Welcome

Chairperson Tebo called the meeting to order and welcomed everyone. Chairperson Tebo paid respects to David Gonzalez, who passed away earlier this year, asking for a moment of silence in his memory.

Chairperson Tebo then welcomed a new Council designee for Office of General Services (OGS) Commissioner Moy: Vincent Dibiase, who oversees the codes unit in OGS. Additionally, Chairperson Tebo also welcomed new DOS staff: Kathy Kosova (Associate Attorney serving as legal counsel for the Code Council and Division of Building Standards and Codes), Chad Sievers (promoted to Assistant Director of Code Development), and Dianna Flood (Administrative Assistant 1). Finally, Chairperson Tebo then congratulated Kevin Duerr-Clark on his promotion to Deputy Director of the Division of Building Standards and Codes.

Chad Sievers called the roll, noting that quorum was established with thirteen (13) members in locations open to the public, and one (1) member attending remotely. Chad Sievers stated that no one had signed up to give public comment and noted that the time for each public comment would be limited to 3 minutes.

Chairperson Tebo asked Chad Sievers if there were any agenda changes, and hearing none, provided a brief summary of the meeting agenda. Chairperson Tebo also noted that the December 2026 meeting date might need to change.

Agenda Item 2. Draft Minutes

Chairperson Tebo noted that one change had been made from the initial version of the June 16, 2026, meeting minutes to correct a typo: under Agenda Item #3, regarding legislative updates, the bill "Assembly 911-c" was corrected to "Assembly 9111-c." Chairperson Tebo asked if there were any other changes to be made to the minutes of the June 16, 2026, meeting. Hearing none, Joseph Toomey moved to approve the minutes, which was seconded by Timothy DeRuyscher. Vincent Dibiase abstained from voting since he was not present at the June meeting. The motion was unanimously approved by voice vote.

Agenda Item 3. Executive Session

A motion to move to executive session to discuss litigation strategy in the case of *Mulhern Gas Co., Inc., et al. v. Mosley, et al*, was made by Chairperson Tebo, seconded by Robert Hughes, and passed unanimously by voice vote. The meeting went off the record at 10:15 am. The meeting went back on the record at 10:33 am.

Agenda Item 4. Division Update

John Addario provided an update on the Division's activities, starting with ICC model code development news. John Addario stated that the final hearings for the 2027 I-Codes concluded this past April and noted that several of the 2027 codes are already available to view online, including the Property Maintenance, Fuel Gas, and Mechanical Codes, and stated that the rest of the model codes are expected to be available by the end of 2026. John Addario stated that staff would begin reviewing the 2027 model codes as soon as possible and will begin working with ICC to acquire the Adobe FrameMaker files for the 2027 codes. John Addario also stated that code commentaries are expected to become available sooner than in previous cycles, likely a few months after the release of the 2027 codes.

For the 2030 I-Codes, John Addario noted that the window for submitting Group A Code change proposals (IBC-E, FS, IFC, IFGC, IMC, IPC, IRC-M, and IRC-P) opens in November, with a deadline for submitting proposals of January 12, 2027. John Addario stated that staff are currently preparing several proposals based on New York-specific issues and topics which have been addressed over the past year and noted that the first Group A Committee Action Hearings are scheduled for mid-April 2027.

John Addario then provided an update on the status of Advanced In-Service (AIS) training for the 2025 NYS Code update. John Addario noted that the deadline for Code Enforcement Officials (CEOs) and Building Safety Inspectors (BSIs) to complete the Advanced In-Service Training is December 31, 2026, and stated that, since launching this AIS training in October 2025, roughly 6,200 students have been trained on the 2025 NYS Code update. While most of the participation to date has been via live webinars or in-person sessions, John Addario noted that online self-paced AIS training was recently made available through the ICC training portal, stating that this self-paced training will continue to be available for the rest of 2026 and throughout 2027. John Addario thanked training staff for their outstanding work on this process and extended a special thanks to Ron Stark for spearheading this initiative, noting that Ron Stark will be retiring at the end of October and congratulating him on his retirement.

Chairperson Tebo noted that the 2027 ICC timeline is different from previous ICC code update timelines, with books being released much sooner than in previous cycles. Chairperson Tebo stated that the ICC Annual Business Meeting is in Nashville in October 2026 and that several NYS staff would be attending these meetings to vote on behalf of NYS. Chairperson Tebo echoed thanks to Ron Stark and the training

unit for all their work on the AIS training and congratulated Ron Stark and Janet Miller on their retirements.

Joe Toomey asked if there were any updates on the 2021 building collapse near Miami, Florida, stating how and why the collapse occurred. Chairperson Tebo stated that a report had been released and stated that information on that subject would be investigated and provided after the meeting.

Kathy Kosova provided a status update on legislative items, specifically Assembly 3126-b, Assembly 3029-a, Assembly 9111-c, Senate 4042-b, and Senate 1838, the status of which has not changed since the June Council meeting; all are still awaiting delivery to the Governor. Summaries of these bills can be found in the meeting minutes for the June 16, 2026, Code Council Meeting.

Kathy Kosova also provided a regulatory status update, stating that DOS will be publishing the final version of the 19 NYCRR Part 1203 regarding minimum standards for lead safety hazards on October 7, 2026, which will make the original emergency rule-making permanent. Additionally, Kathy Kosova noted that work proceeds on a general update to 19 NYCRR Part 1203 to align this regulation with the 2025 NYS Code update, and that, once available, the proposed updates would be released to the public for review and comment.

Kathy Kosova then provided an update on recent federal legislation, stating that the 21st Century ROAD to Housing Act was enacted on July 11, 2026, which provides sweeping changes related to HUD manufactured housing, meaning that there will likely be upcoming changes to HUD regulations. Kathy Kosova noted that State actions will be required to match the legislative and regulatory changes, and stated that code changes may also be required, noting that more information will be provided to the Code Council when available.

Chairperson Tebo stated that the Governor has until the end of the year to act on the legislative items, noting that some of the proposed legislation, if signed, would require immediate changes to the code. Chairperson Tebo also stated that the manufactured housing requirements are currently in a state of flux, noting that several state statutes might need to change before code updates could be implemented. Chairperson Tebo noted that, under the Federal legislation, the deadline for compliance is July 11, 2027. Chairperson Tebo asked for questions, and hearing none, moved on to agenda item #5.

Agenda Item 5. Public Comment

Chad Sievers stated that, at this time, no one had signed up to give public comments. Chairperson Tebo waited a minute to see if any public commentors would arrive, then closed public comment when none were heard.

Agenda Item 6. Future Meetings

- 2026
    - TBD
- 2027
    - March 23, 2027
    - June 1, 2027
    - September 28, 2027

- December 7, 2027

Chairperson Tebo noted that the date for the December 2026 meeting may change, stating that Jensen-Hughes was anticipated to give a presentation on the Single Exit Study at the December 2026 meeting. Chairperson Tebo stated that the dates for the 2027 meetings are tentative and may need to change based on legislative actions and SAPA requirements.

Agenda Item 7. Other Business

Chairperson Tebo asked if there was any other business to come before the Council, and hearing none, motioned to adjourn the meeting. The motion was seconded by Joseph Toomey and passed unanimously by voice vote.

The meeting adjourned at approximately 10:52 a.m.