



# Senate

General Assembly

**File No. 429**

January Session, 2025

Substitute Senate Bill No. 1320

*Senate, April 2, 2025*

The Committee on Public Safety and Security reported through SEN. GASTON of the 23rd Dist., Chairperson of the Committee on the part of the Senate, that the substitute bill ought to pass.

**AN ACT IMPLEMENTING THE RECOMMENDATIONS OF THE  
DEPARTMENT OF ADMINISTRATIVE SERVICES REGARDING  
ACTING BUILDING OFFICIALS, CERTAIN PARKING SPACES AND  
ELEVATOR CERTIFICATES OF OPERATION.**

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Subsection (a) of section 29-260 of the general statutes is  
2 repealed and the following is substituted in lieu thereof (*Effective July 1,*  
3 *2025*):

4 (a) The chief executive officer of any town, city or borough, unless  
5 other means are already provided, shall appoint an officer to administer  
6 the code for a term of four years and until [his] such officer's successor  
7 qualifies and quadrennially thereafter shall so appoint a successor. Such  
8 officer shall be known as the building official. Two or more communities  
9 may combine in the appointment of a building official for the purpose  
10 of enforcing the provisions of the code in the same manner. The chief  
11 executive officer of any town, city or borough, upon the death,  
12 disability, dismissal, retirement, [or] revocation of licensure or extended

13 absence of fifteen consecutive days or more of the building official, may  
14 appoint a licensed building official as the acting building official for a  
15 single period not to exceed one hundred eighty days.

16 Sec. 2. Subsection (h) of section 14-253a of the general statutes is  
17 repealed and the following is substituted in lieu thereof (*Effective October*  
18 *1, 2025*):

19 (h) (1) Parking spaces designated for persons who are blind and  
20 persons with disabilities on or after October 1, 1979, and prior to October  
21 1, 2004, shall be as near as possible to a building entrance or walkway  
22 and shall be fifteen feet wide including three feet of cross hatch, or  
23 parallel to a sidewalk on a public highway. [On] Except as provided in  
24 subdivision (2) of this subsection, on and after October 1, 2017, parking  
25 spaces for (A) passenger motor vehicles designated for persons who are  
26 blind and persons with disabilities shall be as near as possible to a  
27 building entrance or walkway and shall be fifteen feet wide including  
28 five feet of cross hatch or parallel to a sidewalk on a public highway, [.   
29 On and after October 1, 2017, parking spaces for] and (B) passenger vans  
30 designated for persons who are blind and persons with disabilities shall  
31 be as near as possible to a building entrance or walkway and shall be  
32 sixteen feet wide including eight feet of cross hatch or parallel to a  
33 sidewalk on a public highway. Such spaces shall be designated by above  
34 grade signs with white lettering against a blue background and shall  
35 bear the words "handicapped parking permit required" and "violators  
36 will be fined". Such signs shall also bear the international symbol of  
37 access. Whenever such a sign is replaced, repaired or erected it shall bear  
38 the words "reserved parking permit required" and "violators will be  
39 fined", bear the symbol of access and indicate the minimum fine for a  
40 violation of subsection (f) of this section. Such indicator may be in the  
41 form of a notice affixed to such a sign.

42 (2) The provisions regarding the total width and width of cross hatch  
43 for parking spaces specified in subparagraphs (A) and (B) of subdivision  
44 (1) of this subsection shall not apply in the event the State Building Code  
45 imposes greater width requirements for such parking spaces in order to

46 accommodate the presence of electric vehicle charging stations, as  
 47 defined in section 16-19f.

48 Sec. 3. Section 29-196 of the general statutes is repealed and the  
 49 following is substituted in lieu thereof (*Effective October 1, 2025*):

50 As soon as the department approves any new, relocated or altered  
 51 elevator or escalator as being fit for operation, [it] the department shall  
 52 issue to the owner a certificate of operation for a capacity and speed  
 53 specified in the inspector's report. The fee for the certificate first issued  
 54 shall be two hundred fifty dollars. Such certificate shall be posted  
 55 conspicuously in the car or cage or on the platform of the elevator or  
 56 escalator and shall be valid for twelve months. Thereafter, the certificate  
 57 shall be renewed every two years upon receipt of the renewal fee of two  
 58 hundred forty dollars, [except that elevators] provided the elevator or  
 59 escalator was deemed to be fit for operation pursuant to the most recent  
 60 inspection of such elevator or escalator and is not the subject of any  
 61 outstanding violation of applicable law. Elevators located in private  
 62 residences shall not be subject to said renewal requirement. No fee shall  
 63 be required of the state or any agency of the state. No elevator or  
 64 escalator may be lawfully operated without such certificate.

This act shall take effect as follows and shall amend the following sections:		
Section 1	July 1, 2025	29-260(a)
Sec. 2	October 1, 2025	14-253a(h)
Sec. 3	October 1, 2025	29-196

Section 1	July 1, 2025	29-260(a)
Sec. 2	October 1, 2025	14-253a(h)
Sec. 3	October 1, 2025	29-196

**Statement of Legislative Commissioners:**

In Section 1(a), "his" was changed to "[his] such officer's" for consistency with standard drafting conventions and "fifteen days" was changed to "fifteen consecutive days" for clarity.

**PS**            *Joint Favorable Subst.*

*The following Fiscal Impact Statement and Bill Analysis are prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and do not represent the intent of the General Assembly or either chamber thereof for any purpose. In general, fiscal impacts are based upon a variety of informational sources, including the analyst's professional knowledge. Whenever applicable, agency data is consulted as part of the analysis, however final products do not necessarily reflect an assessment from any specific department.*

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### **OFA Fiscal Note**

**State Impact:** None

**Municipal Impact:** None

### **Explanation**

The bill, which makes technical revisions to the municipal authority to appoint temporary building officials, increases access to electric vehicle charging stations for people with disabilities, and closes a loophole in elevator inspection statutes, results in no fiscal impact to the state or municipalities.

### **The Out Years**

**State Impact:** None

**Municipal Impact:** None

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**OLR Bill Analysis****sSB 1320*****AN ACT IMPLEMENTING THE RECOMMENDATIONS OF THE DEPARTMENT OF ADMINISTRATIVE SERVICES REGARDING ACTING BUILDING OFFICIALS, CERTAIN PARKING SPACES AND ELEVATOR CERTIFICATES OF OPERATION.*****SUMMARY**

This bill broadens municipal authority to appoint acting building officials, increases allowable handicap parking space sizes to accommodate electric vehicle charging stations, and prohibits an elevator or escalator from receiving a certificate of operation renewal under certain conditions.

The bill allows a municipality's chief executive officer to appoint a licensed building official to be an acting building official for up to 180 days if the building official has an extended absence of 15 consecutive days. Under current law, an acting building official can only be appointed if the existing building official dies, becomes disabled, is dismissed, retires, or has his or her license revoked.

The bill also allows the State Building Code to preempt a state law on handicap parking space sizes under certain circumstances for electric vehicle charging. Existing law requires handicap parking spaces to be (1) 15 feet wide including five feet of cross hatch (i.e. space between parking spaces where there is no parking) for passenger vehicles and (2) 16 feet wide including eight feet of cross hatch for passenger vans. Under the bill, these width requirements would not apply if the State Building Code imposed greater width requirements for these parking spaces to accommodate electric vehicle charging stations (i.e. an electric component assembly or component assembly clusters designed specifically to charge batteries within electric vehicles by allowing electric energy transfers to a battery or other storage device in an electric

vehicle).

Lastly, the bill prohibits an elevator or escalator from receiving a certificate of operation renewal if it was deemed unfit for operation during the most recent inspection or has any outstanding violation. As under existing law, elevators or escalators must have a certificate to operate and the certificates must be renewed every two years with a renewal fee of \$240. Elevators in private residences are exempt from renewal requirements.

EFFECTIVE DATE: October 1, 2025, except the acting building official provision is effective July 1, 2025.

### **COMMITTEE ACTION**

Public Safety and Security Committee

Joint Favorable Substitute

Yea    29    Nay   0    (03/18/2025)