

Public Safety and Security Committee JOINT FAVORABLE REPORT

Bill No.: SB-1320

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

Vote Date: 3/18/2025

Vote Action: Joint Favorable Substitute

PH Date: 2/18/2025

File No.:

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SPONSORS OF BILL:

Public Safety and Security Committee

REASONS FOR BILL:

Raised S.B. No. 1320 aims to implement recommendations made by the Department of Administrative Services (DAS) to address gaps and improve municipal operations, public safety, and accessibility. First, the bill amends current provisions regarding the appointment of acting building officials by allowing municipalities to appoint such officials when the permanent building official is absent for over 30 days. This change seeks to ensure that essential building services continue without delays, thus improving economic development, enhancing the customer experience, and maintaining project timelines. Second, the bill addresses accessible parking by granting the State Building Code authority to impose larger width requirements for designated parking spaces to accommodate electric vehicle charging stations. This adjustment is designed to provide persons with disabilities with adequate space to maneuver around vehicles, charging stations, and cross-hatched parking areas. Finally, the bill seeks to close a loophole regarding elevator safety by linking elevator certificate renewals to compliance with inspection standards. This provision ensures that elevators deemed fit for operation can continue lawful use, while those with outstanding violations remain non-operational until compliance is achieved.

Substitute Language

In Section 1 (a) the timeframe for appointment of an acting building officer is changed from thirty days to fifteen days.

RESPONSE FROM ADMINISTRATION/AGENCY:

[Michelle Gilman Commissioner of The Department of Administrative Services](#)

Commissioner Gilman submitted testimony in support of Senate Bill 1320. She highlights how the proposed changes would enhance public safety and municipal efficiency. She emphasized that expanding the criteria for appointing acting building officials is critical to maintaining continuity of services, preventing delays in building projects, and ensuring uninterrupted municipal operations. The department also endorsed the provision allowing the State Building Code to establish greater width and crosshatch requirements for accessible EV parking spaces, noting that this adjustment reflects evolving national standards. Without this update, accessible EV spaces in Connecticut could become less accommodating than those in neighboring states, particularly as EV adoption increases. Additionally, DAS supported the bill's proposed changes to elevator certificate renewals, explaining that the provision would improve public safety by ensuring elevators meet inspection standards before their certificates are renewed.

NATURE AND SOURCES OF SUPPORT:

[Jim Perras, CEO of the Home Builders and Remodelers Association of Connecticut](#)

Mr. Perras supports S.B. 1320 with a recommended amendment to reduce the timeline for appointing an acting building official from 30 days to 15 days. Mr. Perras argues that this change would prevent delays in construction and housing development by avoiding bottlenecks in inspections, permits, and approvals. Additionally, he emphasizes that shorter vacancies would reduce the risk of workforce disruptions, which could otherwise lead to layoffs, rescheduled subcontractors, and increased project costs that might be passed on to homeowners. Mr. Perras asserts that towns should not have to wait an entire month to appoint an acting building official and that a 15-day timeline would allow for faster decision-making and greater continuity of service. This amendment, he argues, would support the housing industry, minimize disruptions, and improve overall efficiency in Connecticut's building approval process.

[Randy Heckman, President of the Connecticut Building Officials Association](#)

Mr. Heckman supports S.B. 1320 and expresses support for the proposed change in Section 1 as written and raises no concerns about Section 2. However, he recommends that the legislation be expanded to further align Connecticut's accessible parking requirements with federal law and national standards. Specifically, Mr. Heckman suggests modifying CGS 14-253a to eliminate Connecticut-specific parking space dimensional requirements in favor of using the dimensions outlined in the Department of Justice ADA Standards and the ANSI standard adopted in the state building code. He argues that this change would reduce confusion for designers, contractors, and vendors by harmonizing Connecticut's building code with federal guidelines and those used in other states.

[Savannah Clarkston, Director of Government Affairs for the National Elevator Industry, Inc. \(NEII\)](#)

Mrs. Clarkson support of Senate Bill 1320. Savannah Clarkston expresses specific support for Section 3 of the bill, which proposes an amendment to Section 29-196 of the general statutes. This amendment would ensure that Certificates of Operation for elevators and escalators are issued only to owners whose devices have been properly inspected and are

free from outstanding violations. NEII views this provision as reinforcing industry best practices, enhancing safety, and promoting a transparent, uniform process for regulatory compliance. NEII appreciates the efforts of the Department of Administrative Services to strengthen elevator and escalator safety and remains available to provide further information or assistance as needed.

NATURE AND SOURCES OF OPPOSITION:

None Expressed

Reported by: Danny Pina

Date: 3/28/25