



**Substitute House Bill No. 5401**

**Public Act No. 26-58**

**AN ACT CONCERNING REVISIONS TO THE STATE BUILDING CODE, STATE FIRE PREVENTION CODE AND FIRE SAFETY CODE.**

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

Section 1. Subsection (a) of section 29-252 of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2026*):

(a) (1) The State Building Inspector and the Codes and Standards Committee shall, jointly, with the approval of the Commissioner of Administrative Services and in accordance with the provisions of section 29-252b, adopt and administer a State Building Code based on a nationally recognized model building code for the purpose of regulating the design, construction and use of buildings or structures to be erected and the alteration of buildings or structures already erected and make such amendments thereto as they, from time to time, deem necessary or desirable. Such amendments shall be limited to administrative matters, geotechnical and weather-related portions of said code, amendments to said code necessitated by a provision of the general statutes and any other matter which, based on substantial evidence, necessitates an amendment to said code. The [code] State Building Code shall be revised as deemed necessary to incorporate any subsequent revisions to the nationally recognized model building code not later than [eighteen

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months] two years following the date of first publication of such subsequent revisions to the nationally recognized model building code, provided no revisions to the State Building Code shall be required after the first publication of revisions to the 2024 nationally recognized model code and prior to the first publication of revisions to the 2030 nationally recognized model code. The purpose of [said] the State Building Code shall also include, but not be limited to, promoting and ensuring that such buildings and structures are designed and constructed in such a manner as to conserve energy and, wherever practicable, facilitate the use of renewable energy resources, including provisions for electric circuits capable of supporting electric vehicle charging in any newly constructed residential garage in any code adopted after July 8, 2013. [Said] The State Building Code includes any code, rule or regulation incorporated therein by reference. As used in this subsection, "geotechnical" means any geological condition, such as soil and subsurface soil condition, which may affect the structural characteristics of a building or structure.

(2) In adopting amendments to the State Building Code pursuant to subdivision (1) of this subsection, the State Building Inspector, the Codes and Standards Committee and the Commissioner of Administrative Services shall consider that the housing shortage in the state compromises the safety of residents who cannot afford a safe home, and any such amendments shall encourage production of buildings that include safe housing and can be constructed at a reasonable cost.

Sec. 2. Subsection (a) of section 29-291a of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2026*):

(a) The State Fire Marshal, in coordination with the advisory committee established under subsection (b) of this section and in accordance with the provisions of section 29-291e, shall adopt and

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administer a State Fire Prevention Code based on a nationally recognized fire code. The [code] State Fire Prevention Code shall be used to enhance the enforcement capabilities of local fire marshals and for the purposes of prevention of fire and other related emergencies. The [code] State Fire Prevention Code shall be revised as deemed necessary to incorporate any subsequent revisions to the nationally recognized fire code not later than [eighteen months] two years following the date of first publication of such revisions, provided no revisions to the State Fire Prevention Code shall be required after the first publication of the revisions to the 2024 nationally recognized fire code and prior to the first publication of the revisions to the 2030 nationally recognized fire code. The [code] State Fire Prevention Code shall include provisions for oil burners, flammable and combustible liquids, gas equipment and piping, liquefied gas and liquefied natural gas, hazardous chemicals, and processes and activities that occur in all buildings and structures regulated by the code and the areas adjacent to such buildings and structures.

Sec. 3. Subdivision (1) of subsection (a) of section 29-292 of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2026*):

(a) (1) The State Fire Marshal and the Codes and Standards Committee shall adopt and administer a Fire Safety Code and at any time may amend the same in accordance with the provisions of section 29-292a. The [code] Fire Safety Code shall be based on nationally recognized model fire and life safety codes and shall be revised as deemed necessary to incorporate advances in technologies and improvements in construction materials and any subsequent revisions to the model fire and life safety codes not later than [eighteen months] two years following the date of first publication of such revisions, unless the State Fire Marshal and the committee certify that a revision is not necessary for such purpose and provided no revisions to the Fire Safety

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Code shall be required after the first publication of the revisions to the 2024 model fire and life safety codes and prior to the first publication of the revisions to the 2030 model fire and life safety codes. The code shall provide for reasonable safety from fire, smoke and panic therefrom, in all buildings, structures and areas adjacent to such buildings and structures, except in private dwellings occupied by one or two families and upon all premises. The code shall require (A) carbon monoxide detection and warning equipment in (i) new residential buildings not exempt under the code and designed to be occupied by one or two families for which a building permit for new occupancy is issued on or after October 1, 2005, and (ii) all public or nonpublic school buildings, and (B) smoke detection and warning equipment in residential buildings designed to be occupied by one or more families.

Sec. 4. (*Effective October 1, 2026*) Not later than January 1, 2029, the Commissioner of Administrative Services, in consultation with the State Building Inspector, Codes and Standards Committee and State Fire Marshal, shall submit a report, in accordance with the provisions of section 11-4a of the general statutes, to the speaker of the House of Representatives, the president pro tempore of the Senate, the majority leader of the House of Representatives, the majority leader of the Senate, the minority leader of the House of Representatives, the minority leader of the Senate and the joint standing committee of the General Assembly having cognizance of matters relating to public safety and security. Such report shall include, but need not be limited to, the effects of extending the cycle for revisions to the State Building Code pursuant to section 29-252 of the general statutes, as amended by this act, the State Fire Prevention Code pursuant to section 29-291a of the general statutes, as amended by this act, and the Fire Safety Code pursuant to section 29-292 of the general statutes, as amended by this act, and any recommendations for amendments to the cycle for revisions to said codes.

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