

The Connecticut General Assembly

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Memorandum

To: Senator Sujata Gadkar-Wilcox
Representative Christie Carpino
Senator John Kissel
Representative Mary Welander

From: William F. O'Shea, Jonathan Porzuc, Kumi Sato and Shannon McCarthy

Date: April 28, 2026

Subject: Proposed 2026 Connecticut State Building Code Resubmittal

This is a resubmittal of the proposed **2026 Connecticut State Building Code** that was rejected without prejudice at the committee's meeting on December 16, 2025. Substitute pages replacing the entire proposed code were submitted on February 13, 2026. The resubmittal with substitute pages was then withdrawn. This resubmittal addresses the substantive concerns and most of the technical corrections noted in the December 16, 2025 memorandum. Additional technical corrections are noted in the attached pages.

In addition to the resubmitted **Connecticut State Building Code**, the agency has provided for the committee's consideration a written explanation of the changes not made by the agency in response to the December 16, 2025 memorandum. The agency declined to make some of the technical corrections that were previously recommended stating that those technical corrections would change the intended meaning of the provisions, and in some cases made alternative edits to address the technical corrections.

Substantive Concerns:

Additional Comments:

Recommendation:

- | | |
|----------|--|
| X | Approval in whole |
| X | with technical corrections |
| | with deletions |
| | with substitute pages |
| | Disapproval in whole or in part |
| | Rejection without prejudice |

Authorizing Statute:

Sec. 29-252b. Procedure for adoption and amendment of State Building Code. (a) For the purposes of this section, "proposed code" means a proposal by the State Building Inspector and the Codes and Standards Committee for a new State Building Code or for a change in, addition to or repeal of any provision of the State Building Code.

(b) Notwithstanding the provisions of chapter 54, the adoption of the State Building Code and any amendments thereto shall not be required to comply with the provisions of chapter 54, except as provided in this section.

(c) Prior to the adoption of the State Building Code and any amendments thereto, the State Building Inspector shall (1) post any proposed code, a statement of purpose for which the proposed code is proposed, a fiscal note associated with compliance with the proposed code prepared pursuant to section 4-168, and a regulatory flexibility analysis prepared pursuant to section 4-168a on the Internet web site of the Department of Administrative Services, (2) give notice electronically to the joint standing committee of the General Assembly having cognizance of matters relating to public safety and security, (3) give notice to any person who has requested the State Building Inspector for advance notice of its proposed code adoption proceedings, (4) provide for a public comment period of forty-five days following the posting of such proposed code, fiscal note and regulatory flexibility analysis, and (5) hold a public hearing on the proposed code not less than twenty nor more than thirty-five days after such posting.

(d) After the close of the public comment period, the State Building Inspector and the Codes and Standards Committee shall respond to each written and oral comment respecting the proposed code received during the public comment period and at the public hearing. Such response shall include any change made to the proposed code if applicable, and the rationale for such change. The State Building Inspector shall post such response on the Internet web site of the Department of Administrative Services not later than thirty days after the close of the public comment period.

(e) The State Building Inspector and the Codes and Standards Committee shall create and maintain a code-making record for each proposed code, submit such code-making record electronically to the standing legislative regulation review committee and the joint standing committee of the General Assembly having cognizance of matters relating to public safety and security, and post such code-making record on the Internet web site of the Department of Administrative Services. Such code-making record shall include, but

need not be limited to: (1) The final wording of the proposed code in a format consistent with a nationally recognized model building code, (2) the fiscal note prepared pursuant to subsection (c) of this section, (3) the regulatory flexibility analysis prepared pursuant to subsection (c) of this section, (4) all written and oral comments received during the public comment period, and (5) the response to such comments prepared pursuant to subsection (d) of this section.

(f) The standing legislative regulation review committee shall have not more than forty-five days from the date the code-making record is submitted to the committee pursuant to subsection (e) of this section to convene a meeting to approve, disapprove or reject without prejudice the proposed code, in whole or in part. If the proposed code is withdrawn, the State Building Inspector shall resubmit the proposed code and the committee shall have not more than forty-five days from the date of such resubmittal to convene a meeting to approve, disapprove or reject without prejudice the resubmitted proposed code. If the committee notifies the State Building Inspector in writing that it is waiving its right to convene a meeting or does not act on a proposed code or a resubmitted proposed code, as the case may be, within such forty-five-day period, the proposed code or resubmitted proposed code shall be deemed to be approved by the committee.

(g) If the committee disapproves a proposed code, in whole or in part, the committee shall notify the State Building Inspector of the disapproval and the reasons for the disapproval. The State Building Inspector shall not take any action to implement such disapproved code, except that the State Building Inspector may submit a substantively new proposed code in accordance with the provisions of this section, provided the General Assembly may reverse such disapproval in accordance with the provisions of section 4-171.

(h) If the committee rejects a proposed code without prejudice, in whole or in part, the committee shall notify the State Building Inspector of the reasons for the rejection and the State Building Inspector shall resubmit the proposed code in revised form to the committee not later than thirty days after the date of rejection without prejudice. Each resubmission of the proposed code under this subsection shall include a summary of any revisions to the proposed code. The committee shall have not more than forty-five days after the receipt of the resubmittal to review and take action on such resubmitted proposed code in the same manner as provided in subsection (f) of this section.

(i) The State Building Code or any amendment thereto approved or deemed approved by the committee pursuant to subsection (f) of this section is effective and enforceable against any person or party upon its posting on the Internet web site of the Department of Administrative Services, except that: (1) If a later date is required by statute or specified in the code, the later date is the effective date, and (2) a code may not be effective before the effective date of the public act requiring or permitting the code. Such posting shall include a statement by the State Building Inspector certifying that the electronic copy of the code is a true and accurate copy of the code approved or deemed approved in accordance with subsection (f) of this section. The electronic copy of the State Building Code posted on the Internet web site of the Department of Administrative Services shall be the official version for all purposes, including all legal and administrative proceedings.

(j) No provision of the State Building Code or any amendment thereto adopted after May 31, 2016, is valid unless adopted in substantial compliance with the requirements of this section. A proceeding to contest any provision of the code on the ground of noncompliance with the requirements of this section shall be commenced within two years from the effective date of the code.

(k) The State Building Inspector shall advise the public concerning how to obtain a copy of the State Building Code and any amendments thereto.

(Add) **105.2.2 Repairs.** Application or notice to the *building official* is not required for ordinary *repairs* to structures, replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles. Such *repairs* shall not include the cutting away of any wall, partition of portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required *means of egress*, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include addition to, *alteration* of, replacement or relocation of any standpipe, water supply, sewer drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety.

(Add) **105.2.3 Public service companies.** Pursuant to section 29-282 of the Connecticut General Statutes, a *permit* shall not be required for the installation, *alteration* or *repair* of generation, transmission, distribution, metering or other related equipment that is under the ownership and control of public service companies subject to regulation by the Public Utilities Regulatory Authority.

(Add) **105.2.4 State agencies, Connecticut Airport Authority, and Connecticut Port authority exemptions.** Pursuant to section 29-252a of the Connecticut General Statutes, a state agency, the Connecticut Airport Authority and the Connecticut Port Authority shall not be required to obtain a building *permit* from a local *building official*. A state agency shall obtain a building *permit* for all buildings or alterations of existing buildings for which a building permit is required, as described in section 29-252a of the Connecticut General Statutes, from the State Building Inspector.

Exception: Pursuant to sections 29-401 through 29-415 of the Connecticut General Statutes, state agencies shall obtain demolition *permits* from the local *building official*.

(Add) **105.2.5 Federal agency exemptions.** A federal agency performing construction on federally owned land or on leased land totally under the control of the federal government shall not be required to obtain a building *permit* or a demolition *permit* from the local *building official*.

(Amd) **105.3 Application for permit.** To obtain a *permit*, the applicant shall first file an application therefor in writing on a form furnished by the department of building safety for that purpose. Such application shall:

1. Identify and describe the work to be covered by the *permit* for which application is made.
2. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed *building* or work.
3. Indicate the use and occupancy for which the proposed work is intended.
4. Be accompanied by *construction documents* and other information as required in Section 107.
5. State the valuation of the proposed work.
6. Be signed by the applicant, or the applicant's authorized agent.
7. Give such other data and information as required by the *building official*.
8. Be accompanied by a statement of special inspections as required by Section 1704.3.
9. Identify if the structure or addition exceeds the threshold limits cited in Section 107.7.
10. Identify a *registered design professional in responsible charge* as required by Section 107.3.4.
11. Identify *deferred submittals*, including a deferred submittal schedule, as required by Section 107.3.4.1.

(Amd) **105.3.1 Action on application.** Pursuant to section 29-263 of the Connecticut General Statutes, the *building official* shall examine or cause to be examined applications for *permits* and amendments thereto and either issue or deny a *permit* within 30 days after the date an application has been filed. If the application or *construction documents* do not conform to the requirements of this code and applicable laws, statutes, regulations and ordinances, the *building official* shall reject such application in writing, stating the reasons therefor. If the *building official* is satisfied that the proposed work conforms to the requirements of this code and applicable laws, the *building official* shall issue a *permit* therefor as soon as practicable. In

(Amd) **108.1 General.** The *building official* may issue a *permit* for *temporary structures*, equipment or systems. Such *permits* shall be limited as to time of service but shall not be permitted for more than 180 days. The *building official* may grant a single 180-day extension for demonstrated cause. *Structures* designed to comply with Section 3103.9 shall not be in service for a period of more than 1 year.

Exception: *Tents*, canopies and other membrane *structures* erected for a period of fewer than 180 days shall comply with Section 3103.1 of this code.

(Amd) **109.2 Schedule of permit fees.** Each municipality shall establish a schedule of fees for each construction document review, *building permit*, *certificate of approval* and *certificate of occupancy*. A schedule of adopted fees shall be posted in the building department of the municipality for public view.

(Del) **109.4 Work commencing before permit issuance.** Delete without substitution.

(Add) **110.1.1 Posting of required inspections.** A schedule of required inspections shall be compiled by the *building official*. The schedule shall be posted in the building department of the municipality for public view.

(Add) **110.1.2. Remote inspections.** The *building official* shall be permitted to conduct inspections and witness testing remotely, which *shall* be in accordance with the policies and procedures indicated in Section 104.2.

(Add) **110.3.1.1 Rigid inclusion system.** For *buildings* or *structures* where *rigid inclusion systems* are provided, as-built drawing(s) and other information as required to document the *rigid inclusion system* installation and related activities shall be prepared and sealed by the *rigid inclusion system* designer and submitted to the *building official* and the *registered design professional in responsible charge*. The information shall include, at a minimum, the load test report, the *rigid inclusion* layout, locations and cut-off elevations, and any deviations between the *rigid inclusion system* design and the as-built conditions.

(Add) **110.3.10.1 Additional electrical inspections.** Required electrical inspections shall include installations of temporary services prior to activation; installation of underground piping and conductors after trenches are excavated and bedded and before backfill is put in place. The building official shall perform rough inspections of installed wiring and components after the roof, framing, *fireblocking* and bracing are complete and prior to concealment; and final inspection after all work required by the *permit* is complete.

(Add) **110.6.1 Notification of inspection results.** Notification as to passage or failure, in whole or in part, of any required inspection shall be made in writing by the *building official* or his duly authorized representative and shall be left at the job *site* or delivered to the *permit* holder. Any violations cited must contain the Connecticut State Building Code year under which the permit was issued, the model code referenced, and the applicable section. It shall be the duty of the *permit* holder to ascertain the results of required inspections. Notifications may be delivered electronically.

(Add) **110.7 Acceptance of fire marshal reports.** The local *building official* may accept the reports of the fire marshal concerning a code compliance review or inspection in lieu of conducting the review or inspection himself or herself.

(Amd) **111.1 Use and occupancy.** Pursuant to subsection (a) of section 29-265 of the Connecticut General Statutes, no *building* or structure erected or altered in any municipality after October 1, 1970, shall be occupied or used, in whole or in part, until a *certificate of occupancy* has been issued by the *building official*, certifying that such *building* or structure or work performed pursuant to the *building permit* substantially complies with the provisions of this code. Nothing in the code shall require the removal, *alteration* or abandonment of, or prevent the continuance of the use and occupancy of, any single-family

S103.4.1 [R702.3.5.1] Screw fastening. Screws for attaching *gypsum board* and *gypsum panel products* to wood framing shall be Type W or Type S in accordance with ASTM C1002 and shall penetrate the wood not less than $\frac{5}{8}$ inch (15.9 mm). Gypsum board and *gypsum panel products* shall be attached to cold-formed steel framing with minimum No. 6 screws. Screws for attaching gypsum board and *gypsum panel products* to cold-formed steel framing less than 0.033 inch (1 mm) thick shall be Type S in accordance with ASTM C1002 or bugle head style in accordance with ASTM C1513 and shall penetrate the steel not less than $\frac{3}{8}$ inch (9.5 mm). Screws for attaching gypsum board and *gypsum panel products* to cold-formed steel framing 0.033 inch to 0.112 inch (1 mm to 3 mm) thick shall be in accordance with ASTM C954 or bugle head style in accordance with ASTM C1513. Screws for attaching *gypsum board* and *gypsum panel products* to *structural insulated panels* shall penetrate the *wood structural panel* facing not less than $\frac{7}{16}$ inch (11.1 mm).

SECTION S104 FIRE PROTECTION AND LIFE SAFETY SYSTEMS

S104.1 Automatic sprinkler systems. *Automatic sprinkler systems* shall comply with Section 903.2.8 of this code.

S104.2 Smoke alarms. *Smoke alarms* shall comply with sections S104.2.1 or S104.2.2.

S104.2.1 [IRC R310.2.2] Alterations, repairs and additions. Where *alterations, repairs* or *additions* requiring a *permit* occur, or where one or more sleeping rooms are added or created in existing *dwellings*, the entire *dwelling unit* shall be equipped with smoke alarms located as required for new *dwellings*.

Exceptions:

1. Work involving the *exterior surfaces* of *dwellings*, such as the replacement of roofing or siding, the *addition* or replacement of windows or doors, or the *addition* of a porch or deck.
2. Installation, *alteration* or *repairs* of plumbing, mechanical or electrical systems.

S104.2.2 [IBC 907.2.11] New buildings. Listed single- and multiple-station smoke alarms complying with UL 217 shall be installed in accordance with Sections 907.2.11.1 through 907.2.11.7 of this code, NFPA 72 and the manufacturer's instructions.

S104.3 Carbon monoxide alarms. *Carbon monoxide alarms* shall comply with sections S104.3.1 or S104.3.2.

S104.3.1 [IRC R311.2.2] Alterations, repairs and additions. Where *alterations, repairs* or *additions* requiring a *permit* occur, or where one or more sleeping rooms are added or created in existing *dwellings*, the individual *dwelling unit* shall be equipped with carbon monoxide alarms located as required for new *dwellings*.

Exceptions:

1. Work involving the *exterior surfaces* of *dwellings*, such as the replacement of roofing or siding, the *addition* or replacement of windows or doors, or the addition of a porch or deck.
2. Installation, *alteration* or *repairs* of plumbing, mechanical, or electrical systems that are not fuel-fired.

S104.3.2 New buildings. Carbon monoxide detection shall be installed in accordance with Section 915 of this code.

~~S104.4 Heat alarms.~~

Delete

(Add) **103.1 General.** Refer to Section 103 of the *International Building Code* portion of the Connecticut State Building Code – Enforcement Agency.

(Del) **SECTION 104 – DUTIES AND POWERS OF CODE OFFICIAL.**

Delete subsections in their entirety and replace with the following:

(Add) **104.1 General.** Refer to Section 104 of the *International Building Code* portion of the Connecticut State Building Code – Duties and Powers of Building Official.

(Amd) **105.1 When required.** Any *owner* or *owner's* authorized agent who intends to construct, enlarge, alter, *repair*, move, demolish or change the occupancy of a *building* or *structure*, or to move a *lot line* that will affect any existing *building* or *structure*, or to erect, install, enlarge, alter, *repair*, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the *building official* and obtain the required *permit*.

(Add) **105.2.1 State agencies, Connecticut Airport Authority, and Connecticut Port Authority exemption.** Pursuant to section 29-252a of the Connecticut General Statutes, a state agency, the Connecticut Airport Authority and the Connecticut Port Authority shall not be required to obtain a building *permit* from a local *building official*. A state agency or the applicable authority shall obtain a building *permit* for all buildings or alterations of existing buildings for which a building permit is required as described in section 29-252a of the Connecticut General Statutes from the State Building Inspector.

(Amd) **105.4 By whom application is made.** Pursuant to section 29-263 of the Connecticut General Statutes, an application for a *permit* shall be made by the *owner* or by the *owner's* authorized agent. If the *owner's* authorized agent is a licensed contractor, the provisions of section 20-338b of the Connecticut General Statutes shall be followed. The full names and addresses of the *owner*, agent and the responsible officers, if the *owner* or *owner's* authorized agent is a corporate body, shall be stated in the application.

(Add) **105.4.1 Permit issuance to a home improvement contractor.** No *permit* shall be issued to a contractor who is required to be registered pursuant to chapter 400 of the Connecticut General Statutes, for work to be performed by such contractor, unless the name, business address and Department of Consumer Protection registration number of such contractor is clearly marked on the *permit* application, and the contractor has presented such contractor's certificate of registration as a home improvement contractor.

(Amd) **105.5 Permit issuance.** Pursuant to section 29-263 of the Connecticut General Statutes, the *building official* shall examine or cause to be examined applications for *permits* and amendments thereto and either issue or deny a *permit* within 30 days after the date an application has been filed. If the application or *construction documents* do not conform to the requirements of this code and applicable laws, statutes, regulations and ordinances, the *building official* shall reject such application in writing, stating the reasons therefor. If the *building official* is satisfied that the proposed work conforms to the requirements of this code and applicable laws, statutes, regulations and ordinances, the *building official* shall issue a *permit* therefor as soon as practicable.

(Amd) **106.2 Retention of construction documents.** The *building official* shall retain one set of *approved construction documents* for a period as set forth in the records retention schedule adopted pursuant to chapter 188 of the Connecticut General Statutes.

Exception: Pursuant to subsection (e) of section 29-261 of the Connecticut General Statutes, upon receipt of a written request signed by the *owner* of *plans and specifications* on file for a single-family dwelling or out-*building*, the *building official* shall immediately return the original *plans and specifications* to the *owner* after a certificate of occupancy is issued with respect to the *plans and specifications*.

(Amd) **108.2 Schedule of permit fees.** Each municipality shall establish a schedule of fees for each construction document review, building *permit*, certificate of approval and certificate of occupancy. A schedule of adopted fees shall be posted in the building department of the municipality for public view.

(Del) **108.4 Work commencing before permit issuance.** Delete section.

(Add) **111.2.6 Posting of required inspections.** A schedule of required inspections shall be compiled by the code official. The schedule shall be posted in the building department of the municipality for public view.

(Add) **111.5 Notification of inspection and testing results.** Notification as to passage or failure, in whole or in part, of any required inspection or test shall be made in writing by the *building official* or his duly authorized representative and shall be left at the job *site* or delivered to the *permit* holder. Any violations cited must contain the Connecticut State Building Code year under which the permit was issued, the model code referenced, and the applicable section. It shall be the duty of the *permit* holder to ascertain the results of required inspections.

(Del) **SECTION 112 MEANS OF APPEALS.**

Delete subsections in their entirety and replace with the following:

(Add) **112.1 General.** Refer to Section 113 of the *International Building Code* portion of the Connecticut State Building Code – Means of Appeal.

(Del) **SECTION 113 BOARD OF APPEALS.**

Delete subsections in their entirety and replace with the following:

(Add) **113.1 General.** Refer to Section 113 of the *International Building Code* portion of the Connecticut State Building Code – Means of Appeal.

(Add) **114.2.1 Written notice.** The notice of violation shall be in writing and shall be given to the *owner* of the property involved, or to the *owner's* authorized agent or to the person doing the work.

(Amd) **114.4 Violation penalties.** Pursuant to section 29-254a of the Connecticut General Statutes, any person who violates any provision of this code shall be fined not less than two hundred dollars nor more than one thousand dollars or imprisoned not more than six months, or both.

(Amd) **115.4 Failure to comply.** Any person who continues any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable for penalties in accordance with Section 114.4.

CHAPTER 2 – DEFINITIONS

(Amd) **201.3 Terms defined in other codes.** Where terms are not defined in this code and are defined in other portions of the Connecticut State Building Code, such terms shall have the meanings ascribed to them as in those portions.

(Amd) **SECTION 202 DEFINITIONS.** Add or amend the following definitions:

(Amd) **106.2 Retention of construction documents.** The *building official* shall retain one set of *approved construction documents* for a period as set forth in the records retention schedule adopted pursuant to chapter 188 of the Connecticut General Statutes.

Exception: Pursuant to subsection (e) of section 29-261 of the Connecticut General Statutes, upon receipt of a written request signed by the *owner* of *plans and specifications* on file for a single-family *dwelling* or *out-building*, the *building official* shall immediately return the original *plans and specifications* to the *owner* after a certificate of occupancy is issued with respect to the *plans and specifications*.

(Amd) **108.2 Schedule of permit fees.** Each municipality shall establish a schedule of fees for each construction document review, *building permit*, certificate of approval and certificate of occupancy. A schedule of adopted fees shall be posted in the building department of the municipality for public view.

(Del) **108.4 Work commencing before permit issuance.** Delete without substitution.

(Add) **111.2.6 Posting of required inspections.** A schedule of required inspections shall be compiled by the *code official* of the municipality. The schedule shall be posted in the building department of the municipality for public view.

(Add) **111.4 Notification of inspection and testing results.** Notification of the passage or failure, in whole or in part, of any required inspection or test shall be made in writing by the *building official* or his duly authorized representative and shall be left at the *job site* or delivered to the *permit* holder. Any violation cited must contain the Connecticut State Building Code year under which the permit was issued, the model code referenced, and the applicable section. It shall be the duty of the *permit* holder to ascertain the results of required inspections.

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(Del) **SECTION 112 - MEANS OF APPEALS.**

Delete subsections in their entirety and replace with the following:

(Add) **112.1 General.** Refer to Section 113 of the *International Building Code* portion of the Connecticut State Building Code – Means of Appeal.

(Del) **SECTION 113 BOARD OF APPEALS.**

Delete subsections in their entirety and replace with the following:

(Add) **113.1 General.** Refer to Section 113 of the *International Building Code* portion of the Connecticut State Building Code – Means of Appeal.

(Add) **114.2.1 Written notice.** The notice of violation shall be in writing and shall be given to the *owner* of the property involved, or to the *owner's* authorized agent or to the person doing the work.

(Amd) **114.4 Violation penalties.** Pursuant to section 29-254a of the Connecticut General Statutes, any person who violates any provision of this code shall be fined not less than two hundred dollars nor more than one thousand dollars or imprisoned not more than six months, or both.

(Amd) **115.4 Failure to comply.** Any person who continues any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable for penalties in accordance with Section 114.4.

The construction documents shall be prepared by a registered design professional when required by the provisions of chapters 390 or 391 of the Connecticut General Statutes.

Exception: The *building official* may waive the submission of construction documents or other supporting data if the *building official* determines they are not necessary to confirm compliance with this code.

(Amd) **C105.5 Retention of construction documents.** The *building official* shall retain one set of *approved construction documents* for a period as set forth in the records retention schedule adopted pursuant to chapter 188 of the Connecticut General Statutes.

Exception: Pursuant to subsection (e) of section 29-261 of the Connecticut General Statutes, upon receipt of a written request signed by the *owner of plans and specifications* on file for a single-family *dwelling* or *out-building*, the *building official* shall immediately return the original *plans and specifications* to the *owner* after a certificate of occupancy is issued with respect to the *plans and specifications*.

(Del) **SECTION C106 – FEES.**

Delete subsections in their entirety and replace with the following:

(Add) **C106.1 General.** Refer to Section 109 of the *International Building Code* portion of the Connecticut State Building Code – Fees.

(Add) **C107.7 Posting of required inspections.** A schedule of required inspections shall be compiled by the code official. The schedule shall be posted in the building department of the municipality for public view.

(Add) **C107.8 Notification of inspection and testing results.** Notification of the passage or failure, in whole or in part, of any required inspection or test shall be made in writing by the *building official* or his duly authorized representative and shall be left at the job *site* or delivered to the *permit* holder. Any violations cited must contain the Connecticut State Building Code year under which the permit was issued, the model code referenced, and the applicable section. It shall be the duty of the *permit* holder to ascertain the results of required inspections.

(Del) **SECTION C108 - NOTICE OF APPROVAL.**

Delete subsections in their entirety and replace with the following:

(Add) **C108.1 General.** Refer to Section 111.6 of the *International Building Code* portion of the Connecticut State Building Code.

(Del) **SECTION C109 – BOARD OF APPEALS.**

Delete subsections in their entirety and replace with the following:

(Add) **C109.1 General.** Refer to Section 113 of the *International Building Code* portion of the Connecticut State Building Code – Means of Appeal.

(Del) **SECTION C110 – STOP WORK ORDER.**

Delete subsections in their entirety and replace with the following:

(Add) **C110.1 General.** Refer to Section 115 of the *International Building Code* portion of the Connecticut State Building Code – Stop Work Order.

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(Del) **SECTION R103 – CODE COMPLIANCE AGENCY.**

Delete subsections in their entirety and replace with the following:

(Add) **R103.1 General.** Refer to Section 103 of the *International Building Code* portion or Section R103 of the 2024 *International Residential Code* portion, as applicable, of the Connecticut State Building Code – Enforcement Agency.

(Amd) **R104.1.1 Above code programs.** The State Building Inspector and the Codes and Standards Committee may deem a national, state or local energy efficiency program to exceed the energy efficiency required by this code. Such energy efficiency program may include, but not be limited to, the Leadership in Energy and Environmental Design Rating System, the Green Globes USA design program, as established by the Green Building Initiative, the National Green Building Standard, as established by the National Association of Home Builders, or an equivalent rating system approved in accordance with section 29-256a of the Connecticut General Statutes.

Buildings approved in writing pursuant to such an energy efficiency program shall be considered in compliance with this code. The requirements identified in Table R405.2 of this code, as applicable, shall be met.

(Amd) **R105.1 General.** Construction documents and other supporting data shall be submitted in one or more sets, or in a digital format where allowed by the building official, with each application for a permit. The construction documents shall be prepared by a registered design professional when required by the provisions of chapters 390 or 391 of the Connecticut General Statutes.

Exception: The *building official* may waive the submission of construction documents or other supporting data if the *building official* determines they are not necessary to confirm compliance with this code.

(Amd) **R105.5 Retention of construction documents.** The *building official* shall retain one set of *approved construction documents* for a period as set forth in the records retention schedule adopted pursuant to chapter 188 of the Connecticut General Statutes.

Exception: Pursuant to subsection (e) of section 29-261 of the Connecticut General Statutes, upon receipt of a written request signed by the *owner of plans and specifications* on file for a single-family *dwelling* or *out-building*, the *building official* shall immediately return the original *plans and specifications* to the *owner* after a certificate of occupancy is issued with respect to the *plans and specifications*.

(Del) **SECTION R106 – FEES.**

Delete subsections in their entirety and replace with the following:

(Add) **R106.1 General.** Refer to Section 109 of the *International Building Code* or Section R108 of the 2024 *International Residential Code* portion, as applicable, portion of the Connecticut State Building Code – Fees.

(Add) **R107.7 Posting of required inspections.** A schedule of required inspections shall be compiled by the code official. The schedule shall be posted in the building department of the municipality for public view.

(Add) **R107.8 Notification of inspection and testing results.** Notification of the passage or failure, in whole or in part, of any required inspection or test shall be made in writing by the *building official* or his duly authorized representative and shall be left at the job *site* or delivered to the *permit* holder. Any violations cited must contain the Connecticut State Building Code year under which the permit was issued,

the model code referenced, and the applicable section. It shall be the duty of the *permit* holder to ascertain the results of required inspections.

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(Del) **SECTION R108 - NOTICE OF APPROVAL.**

Delete subsections in their entirety and replace with the following:

(Add) **R108.1 General.** Refer to Section 111.6 of the *International Building Code* or Section R110 of the 2024 *International Residential Code* portion, as applicable, of the Connecticut State Building Code.

(Del) **SECTION R109 – MEANS OF APPEALS.**

Delete subsections in their entirety and replace with the following:

(Add) **R109.1 General.** Refer to Section 113 of the *International Building Code* or Section R112 of the 2024 *International Residential Code* portion, as applicable, portion of the Connecticut State Building Code – Means of Appeal.

(Del) **SECTION R110 – STOP WORK ORDER.**

Delete subsections in their entirety and replace with the following:

(Add) **R110.1 General.** Refer to Section 115 of the *International Building Code* or Section R114 of the 2024 *International Residential Code* portion, as applicable, portion of the Connecticut State Building Code – Stop Work Order.

CHAPTER 2 [RE] – DEFINITIONS

(Amd) **R201.3 Terms defined in other codes.** Where terms are not defined in this code and are defined in other codes adopted as portions of the Connecticut State Building Code, such terms shall have the meanings ascribed to them as in such other codes.

(Amd) **SECTION R202 GENERAL DEFINITIONS.** Add or amend the following definitions:

(Add) **ATTACHED DWELLING UNIT.** A *dwelling unit* separated by fire-resistance rated assemblies that are vertical, horizontal, or a combination thereof from another *dwelling unit* or occupied space.

(Add) **BUILDING OFFICIAL.** The officer or other designated authority charged with the administration and enforcement of this code, or a duly authorized representative. A *building official* may also be known as the *code official*.

(Amd) **CODE OFFICIAL.** See *building official*.

CHAPTER 4 [RE] – RESIDENTIAL ENERGY EFFICIENCY

(Add) **R402.2.14 Foamed-in-place insulating material.** Pursuant to section 29-277 of the Connecticut General Statutes, foamed-in-place insulating material, except urethane foam insulation or styrene foam insulation, shall not be sold or installed in this state on or after May 28, 2013, unless the manufacturer or supplier has certified to the State Building Inspector that the material complies with the provisions of that section.

(Add) **R403.3.1.1 Duct insulation values.** Minimum *duct* insulation values stated in Sections R403.3.3 and R403.3.3.4 shall be installed R-values.

Building Code and for granting exceptions from specific rules of the Connecticut State Building Code. See the definition of "Special Permission," and Article 90.4.

(Amd) **Special Permission.** For the purposes of this code, the authority having *jurisdiction* for granting the special permission contemplated in a number of rules is the State Building Inspector.

(Amd) **110.3(B) Installation and Use**

Equipment that is listed, labeled, or both, or identified for a use shall be installed and used in accordance with any instructions included in the listing, labeling, or identification. Such instructions shall result in an installation and use that complies with the requirements within this code.

Informational Note: The installation and use instructions may be provided in the form of printed material, quick response (QR) code, or the address on the internet where users can download the required instructions.

CHAPTER 2 – WIRING AND PROTECTION

(Amd) **210.8 Ground-Fault Circuit-Interrupter Protection for Personnel.** Amend (A) and (F) as follows:

(Amd) **210.8(A)(12)** Indoor damp or wet locations

(Amd) **210.8(F) Outdoor Outlets.** For dwellings, all outdoor outlets for dwellings, other than those covered in 210.8 Exception 1, including outlets installed in the following locations, and supplied by single-phase branch circuits rated 150 volts or less to ground, 50 amperes or less, shall be provided with GFCI protection:

1. Garages that have floors located at or below grade level
2. Accessory buildings
3. Boathouses

If equipment supplied by an outlet covered under the requirements of this section is replaced, the outlet shall be supplied with GFCI protection.

Exception No. 1: GFCI protection shall not be required on lighting outlets other than those covered in 210.8(C).

Exception No. 2: GFCI protection shall not be required for mini-split-type heating/ventilating/air-conditioning (HVAC) equipment and other HVAC units employing power conversion equipment as a means to control compressor speed.

(Amd) **210.52 Dwelling Unit Receptacle Outlets.** Amend (C)(2) and (C)(3) as follows:

(Amd) **210.52(C)(2) Island and Peninsular Countertops and Work Surfaces.** Receptacle outlets, if installed to serve an island or peninsular countertop or work surface, shall be installed in accordance with 210.52(C)(3).

(Amd) **210.52(C)(3) Receptacle Outlet Location.** Receptacle outlets shall be permitted but not required to be located in one or more of the following:

- (1) On or above, but not more than 500 mm (20 in.) above, a countertop or work surface
- (2) In a countertop using receptacle outlet assemblies listed for use in countertops
- (3) In a work surface using receptacle outlet assemblies listed for use in work surfaces or listed for use in countertops

REMOVE PARENTS

When such approval is required by the local authority having *jurisdiction*, written proof of such approval shall be submitted to the *building official* prior to issuance of a *building permit*.

→ (Amd) **R106.5 Retention of construction documents.** The *building official* shall retain one set of *approved construction documents* for a period as set forth in the records retention schedule adopted pursuant to chapter 188 of the Connecticut General Statutes. *italicize*

Exception: Pursuant to subsection (e) of section 29-261 of the Connecticut General Statutes, upon receipt of a written request signed by the *owner* of *plans and specifications* on file for a single-family *dwelling* or *out-building*, the *building official* shall immediately return the original *plans and specifications* to the *owner* after a certificate of occupancy is issued with respect to the *plans and specifications*.

(Add) **R106.6 Additional requirements.** Nontransient residential *dwelling*s having more than 16 units or 24,000 square feet (2230 m²) total gross area per *building* shall be subject to the additional requirements set forth in Section 107.6 of the *International Building Code* portion of the Connecticut State Building Code.

(Amd) **R107.1 General.** The *building official* is authorized to issue a *permit* for temporary structures and temporary uses. Such *permits* shall be limited as to time of service but shall not be permitted for more than 180 days. The *building official* is authorized to grant a single 180-day extension for demonstrated cause.

Exceptions: The following shall be exempt from *permit* requirements:

1. *Tents* used exclusively for recreational camping purposes.
2. *Tents* open on all sides which comply with all of the following:
 - 2.1. Individual *tents* having a maximum size of 700 square feet (65 m²).
 - 2.2. Multiple *tents* placed side by side without a fire break clearance of 12 feet (3658 mm), with an aggregate area not exceeding 700 square feet (65 m²) total.
 - 2.3. A minimum clearance of 12 feet (3658 mm) to all other *structures* and *tents*.
3. *Tents* 900 square feet (84 m²) and smaller in total area when occupied by fewer than 50 persons, which have no heating appliances, no installed electrical service and are erected for fewer than 72 hours.

(Amd) **R107.3 Temporary power.** The *building official* is authorized to give permission to temporarily supply utilities before an installation has been fully completed and the final certificate of approval has been issued. The part covered by the temporary permission shall comply with the requirements specified for temporary lighting, heat or power in this code or in the NFPA 70, *National Electrical Code*, portion of the Connecticut State Building Code.

(Amd) **R108.2 Schedule of permit fees.** Each municipality shall establish a schedule of fees for each construction document review, *building permit*, certificate of approval and certificate of occupancy. A schedule of adopted fees shall be posted for public view in the building department of the municipality.

(Amd) **R108.3 Building permit valuations.** The applicant for a *permit* shall provide an estimated *permit* value at the time of application. *Permit* valuations shall include total value of work, including materials and labor, for which the *permit* is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the *building official*, the valuation is underestimated on the application, the *permit* shall be denied, unless the applicant can show detailed estimates to meet the approval of the *building official*. Final *building permit* valuation shall be set by the *building official*.

(Del) **R108.6 Work commencing before permit issuance.** Delete without substitution.

(Add) **R109.1.4.1 Insulation inspection.** Inspection of the *building* air tightness and insulation installation shall be conducted in accordance with Section N1102.4.1.

(Add) **R109.1.5.2 Additional electrical inspections.** Required electrical inspections *shall* include installations of temporary services prior to activation and installation of underground piping and conductors after trenches are excavated and bedded and before backfill is put in place.

(Add) **R109.1.7 Posting of required inspections.** The *building official shall* compile a schedule of required inspections and *shall* post the schedule in the building department for public view.

(Add) **R109.1.8 Remote inspections.** The *building official shall* be permitted to conduct inspections and witness testing remotely, which *shall* be in accordance with the policies and procedures indicated in Section R104.2.

(Add) **R109.5 Notification of inspection results.** Notification as to passage or failure, in whole or in part, of any required inspection *shall* be made in writing by the *building official* or his duly authorized representative and *shall* be left at the job *site* or delivered to the *permit* holder. Any violations cited must contain, the State Building Code year under which the permit was issued, the model code referenced, and the applicable section. It *shall* be the duty of the *permit* holder to ascertain the results of required inspections.

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(Amd) **R110.1 Use and occupancy.** Pursuant to subsection (a) of section 29-265 of the Connecticut General Statutes, no *building* or *structure* erected or altered in any municipality after October 1, 1970, *shall* be occupied or used, in whole or in part, until a certificate of occupancy has been issued by the *building official*, certifying that such *building, structure* or work performed pursuant to the building *permit* substantially complies with the provisions of this code. Nothing in the code *shall* require the removal, *alteration* or abandonment of, or prevent the continuance of the use and occupancy of, any single-family *dwelling* but within six years of the date of occupancy of such *dwelling* after substantial completion of construction of, *alteration* to or *addition* to such *dwelling*, or of a *building* lawfully existing on October 1, 1945, except as may be necessary for the safety of life or property. The use of a *building* or premises *shall* not be deemed to have changed because of a temporary vacancy or change of ownership or tenancy.

Exceptions:

1. Work for which a certificate of approval is issued in accordance with Section R110.9.
2. A certificate of occupancy is not required for work exempt from permit requirements under Section R105.2
3. Pursuant to section 29-252a of the Connecticut General Statutes, state agencies, the Connecticut Airport Authority and the Connecticut Port Authority shall not be required to obtain a certificate of occupancy from a local *building official*. State agencies and the applicable authority shall obtain a certificate of occupancy for all buildings or alterations of existing buildings for which a building permit is required as described in section 29-252a of the Connecticut General Statutes from the State Building Inspector.

(Add) **R110.1.1 Zoning approval.** Pursuant to subsection (f) of section 8-3 of the Connecticut General Statutes, no certificate of occupancy *shall* be issued for a *building, use* or *structure* subject to the zoning regulations of a municipality without certification in writing by the official charged with the enforcement of such regulations that such *building, use* or *structure* is in conformity with such regulations or is a valid nonconforming use under such regulations.

(Add) **R110.1.2 Statement of professional opinion.** Pursuant to section 29-276c of the Connecticut General Statutes, no certificate of occupancy *shall* be issued for a proposed *structure* or *addition* to *buildings* classified as nontransient residential *dwellings* having more than 16 units or 24,000 square feet (2230 m²) total gross area per *building*, until the *building official* has been provided with a statement signed by the architect or professional engineer and the general contractor stating that the completed *structure* or *addition* is in substantial compliance with the *approved* plans and specifications on file.

(Del) **TABLE R301.6 – MINIMUM ROOF LIVE LOADS IN POUNDS-FORCE PER SQUARE FOOT OF HORIZONTAL PROJECTION.** Delete table in its entirety without substitution.

(Add) **R301.9 Ungraded lumber.** Pursuant to section 29-256b of the Connecticut General Statutes, the use of ungraded lumber is allowed in utility *structures* and low-risk *structures*. For the purposes of this section, “utility *structures*” means *accessory structures*.

(Add) **R302.2.7 Sound transmission.** Wall and floor-ceiling assemblies separating adjacent *townhouse* units shall comply with Appendix BG.

(Amd) **R302.3.5 Vertically stacked dwelling units.** Where one *dwelling unit* in a two-family *dwelling* is located above the other and an automatic sprinkler system complying with Section P2904 is not provided in both *dwelling units*, both of the following shall apply:

1. Horizontal and vertical assemblies separating the *dwelling units*, including an interior *stairway* serving as the *means of egress* for the upper *dwelling unit*, shall have a fire-resistance rating of 1 hour based on testing in accordance with ASTM E119 or UL 263, or an analytical method in accordance with Section 703.2.2 of the *International Building Code* portion of the Connecticut State Building Code.
2. A notification appliance connected to smoke alarms in the other *dwelling unit* shall be provided in each *dwelling unit*.

Delete extra space



(Amd) **R302.3.6 Shared common areas.** Shared common areas or spaces shall be separated from each individual *dwelling unit* by fire-resistance rated assemblies that are vertical, horizontal, or a combination thereof having not less than a 1-hour *fire-resistance rating* based on testing in accordance with ASTM E119, UL 263 or an analytical method in accordance with Section 703.2.2 of the *International Building Code* portion of the Connecticut State Building Code. Openings and penetrations between the shared common area and *dwelling unit* shall comply with Sections R302.3.6.1, R302.6.2 and R302.3.6.3. Attachment of *gypsum board* shall comply with Table R702.3.5.

(Amd) **R302.3.6.1 Opening protection.** Openings from a shared common areas or spaces directly into a room used for sleeping purposes shall not be permitted. Other openings between the shared common area and *dwelling units* shall be equipped with solid wood doors not less than 1³/₈ inches (35 mm) in thickness, solid or honeycomb core steel doors not less than 1³/₈ inches (35 mm) in thickness, or a fire door assembly with a 20-minute fire-protection rating, equipped with a self-closing or automatic-closing device.

(Amd) **R302.3.6.2 Duct penetration.** Ducts penetrating the walls or ceilings separating the *dwelling* from the shared common areas or spaces shall be constructed of sheet steel not less than No. 26 gage (0.48 mm) or other approved material and shall not have openings into the shared common area.

(Add) **R302.3.7 Sound transmission.** Wall and floor-ceiling assemblies separating *dwelling units* shall comply with Appendix BG – Sound Transmission.

(Amd) **R302.5.3 Other penetrations.** Penetrations into or through the separation required in Section R302.6 shall be protected as required by Section R302.11, Item 4.

(Amd) **R302.6 Dwelling unit garage fire separation.** The garage shall be separated as required by Table R302.6, except that wood structural members of the minimum dimension specified in the *International Building Code* portion of the Connecticut State Building Code for Type IV-HT construction shall be acceptable without further protection. Openings in garage walls shall comply with Section R302.5. Attachment of *gypsum board* shall comply with Table R702.3.5. The wall separation provisions of Table R302.6 shall not apply to garage walls that are perpendicular to the adjacent *dwelling unit* wall.

1. Work involving the *exterior surfaces* of *dwelling*s, such as the replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck.
2. Installation, *alteration* or *repairs* of plumbing, mechanical or electrical systems.

(Add) **R310.2.3 During construction.** Pursuant to section 29-315b of the Connecticut General Statutes, whenever a *dwelling* is occupied during interior *alterations* or *additions* requiring a building permit, the temporary installation of battery-operated smoke alarms shall be required in the vicinity of such *alterations* or *additions* for the duration of construction activities. A combined smoke and *carbon monoxide alarm* may be installed to comply with Section R311.2.3 and this section.

(Amd) **R310.4 Interconnection.** Where more than one smoke alarm is required to be installed within an individual *dwelling unit* in accordance with Section R310.3, the alarm devices *shall* be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.

Exception: Interconnection of smoke alarms in existing areas *shall* not be required where *alterations* or *repairs* do not result in removal of interior wall or ceiling finishes exposing the *structure*.

→ = Delete extra line space

(Amd) **R311.2.1 New construction.** *Carbon monoxide alarms* shall be provided in *dwelling units* and *accessory structures* with sleeping rooms where either or both of the following conditions exist.

1. The *dwelling unit* or *accessory structure* contains a fuel-fired *appliance*.
2. The *dwelling unit* or *accessory structure* has an attached garage with an opening that communicates with the *dwelling unit*.

(Amd) **R311.2.2 Alterations, repairs and additions.** Where *alterations, repairs* or *additions* requiring a *permit* occur, or where one or more sleeping rooms are added or created in existing *dwelling*s or *accessory structures*, the individual *dwelling unit* or *accessory structure* with sleeping rooms shall be equipped with *carbon monoxide alarms* located as required for new *dwelling*s.

Exceptions:

1. Work involving the exterior surfaces of *dwelling*s, such as the replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck.
2. Installation, *alteration* or *repairs* of plumbing, mechanical, or electrical systems that are not fuel-fired.

(Add) **R311.2.3 During construction.** Pursuant to section 29-315b of the Connecticut General Statutes, whenever a *dwelling* is occupied during interior *alterations* or *additions* requiring a building *permit* where a fuel-fired appliance, fireplace or attached garage exists, the temporary installation of battery-operated *carbon monoxide alarms* shall be required in the vicinity of such *alterations* or *additions* for the duration of construction activities. A combined smoke and *carbon monoxide alarm* may be installed to comply with Section R310.2.3 and this section.

(Amd) **R311.3 Location.** *Carbon monoxide alarms* in *dwelling units* and ~~detached~~ *accessory structures* with sleeping rooms shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms and on each additional habitable level of the *dwelling unit*. Where a fuel-burning *appliance* is located within a bedroom or its attached bathroom, a *carbon monoxide alarm* shall be installed within the bedroom. The alarm *shall* be clearly audible in all bedrooms over background noise levels with all intervening doors closed.

delete to - match the other 2 references? (i.e. no "detached")