

 Connecticut
State Building and Fire Codes 

**Fire and Building Codes
Administration and the Public**

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Presented by

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**Fire & Building Codes Administration
and the Public**

- This program will review and discuss the administration sections of the building and fire codes as they pertain to the operations of the local fire and building official offices and their daily interactions with the public.

Agenda

- Codes
- Philosophies
- Building and Fire Officials
- The Public
- Working through the Basics

Codes

- Why do we need codes?
 - Building safety
 - Fire safety
- Where do codes come from?
 - Government bodies
 - Insurance companies
- Who writes the codes?
 - Model code organizations
 - Governments



**The State of Connecticut
Building and Fire Codes**

Department of Public Safety
Division of Fire, Emergency and Building Services

Office of the State Building Inspector
Office of the State Fire Marshal
Office of Education and Data Management
Office of State Emergency Telecommunications

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The State Building and Fire Codes

- Connecticut was the first state in the US to adopt a single state wide enforced code.
- All towns and jurisdictions in the State of Connecticut use the exact same code
- Statute enables regulation
- Regulation adopts codes
- Codes reference standards

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General Statutes of Connecticut

- Chapter 541, Section 29-250(a) of the CGS establishes the Division of Fire, Emergency and Building Services
- Section 29-250 (b) of Chapter 541 establishes an Office of the State Fire Marshal and an Office of the State Building Inspector
- Section 29-252 requires the State Building Inspector and the Codes and Standards Committee to adopt and administer the State Building Code
- Section 29-292 requires the State Fire Marshal and the Codes and Standards Committee to adopt and administer the State Fire Safety Code

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Codes for Connecticut

- The State Building Code and The Connecticut Fire Safety Code
 - Both took effect on December 31, 2005
 - Both were amended in 2009
- The State Fire Prevention Code was adopted and took effect on July 1, 2010.



The Connecticut Fire Safety Code



5 Components of the CFSC



- I. Administrative
- II. General
- III. New Construction, Renovations, Change of Use
- IV. Existing Buildings/Occupancies
- V. Maintenance and Operational Issues
 - *Part V applies to both new and existing occupancies*

Connecticut State Building Code

2005 Connecticut Supplement & 2009 Amendments

- 2003 International Building Code,
- 2003 International Residential Code,
- 2003 International Existing Building Code,
- 2006 International Energy Conservation Code,
- 2003 International Plumbing Code, and
- 2003 International Mechanical Code
- 2005 National Electric Code, NFPA 70
- ICC/ANSI A117.1 - 2003

Code Philosophies

- Philosophies ICC and NFPA
- Protection of Occupants
- Construction of Building
- Building Design
- Building Status
- Building Success or Failure

Philosophies ICC and NFPA

- **ICC**
 - *The purpose of this code is to establish the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, sanitation.....(ref. 101.3, CT Bldg Code)*
- **NFPA**
 - *The Code addresses those construction, protection, and occupancy features necessary to minimize danger to life from fire, including smoke, fumes and panic. (ref. CFSC Part IV-1.1.2)*

Code Focus

- | | |
|---|---|
| <ul style="list-style-type: none"> • NFPA <ul style="list-style-type: none"> – Code requirements focused on the use of the building. – Occupancy chapters provided a road map for the review and inspection process. | <ul style="list-style-type: none"> • ICC <ul style="list-style-type: none"> – Primarily focused on maintaining the integrity of the building. – Provisions arranged by building feature. – Exceptions based on occupancy are noted in each chapter. |
|---|---|

Protection of Occupants

- **The Fire Safety Code focuses on the protection of the building occupants**
 - Sets minimum requirements for key building components including fire resistance of the structure, fire protection systems, and means of egress
 - Requirements are established based on building use and occupancy and are directly related to the safe exiting of buildings during a fire or related event.

Construction of The Building

- The Building Code focuses on the construction of the building in order protect the building occupants from all weather, fire and environmental events.
 - Sets minimum requirements for all building components including structures, mechanical, plumbing, electrical and fire protection systems.
 - Building Requirements are established based on building use and occupancy and are directly related to survivability of structure and the buildings ability to protect its occupants.

Building Designs

- Building and Fire Officials need to track code compliance from permit application through Final Inspections and Certificate of Occupancy
- All Building Designs should be address:
 - Occupancy(ies)
 - Type of Construction
 - Building Height and Area
 - Fire Resistance-Rated Construction
 - Occupancy Load
 - Means of Egress
 - Fire Protection Systems

Building Status

- Fire Officials need to track code compliance from Certificate of Occupancy
- Focus Annual or periodic inspections should identify changes in the following:
 - Occupancy(ies)
 - Type of Construction
 - Building Height and Area
 - Fire Resistance-Rated Construction
 - Occupancy Load
 - Means of Egress
 - Fire Protection Systems

Discussion on Building Failure and Successes

Success or Failure

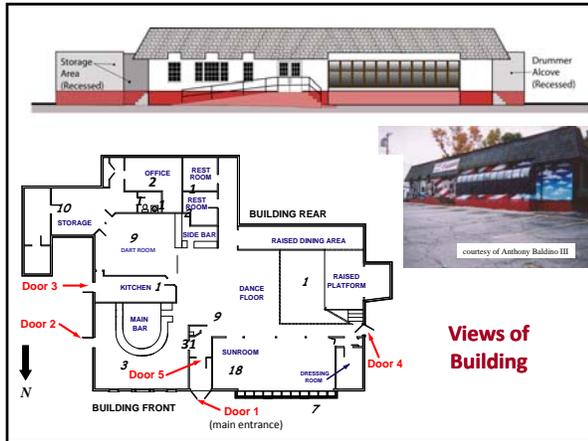
- Station Fire
- Coconut Grove
- Beverly Hills Supper Club
- Hartford Circus Fire
- Twin Towers
- Others

Relevant History



The Station Fire

- February 20, 2003
- West Warwick, RI
- 100 deceased
- Relevant Factors
 - Pyrotechnics
 - Interior Finish
 - Crowd "crush"



Views of Building

Relevant History *Coconut Grove*



- November 28, 1942
- Boston, Mass.
- 492 deceased
- Relevant Factors
 - Overcrowding
 - Revolving door
 - "More than 100 people were stacked 8' high"
 - Exit doors welded shut
 - Exit doors swinging inward.

Fire and Building Officials

Working together

- Authority
- Plan Review
- Reports
- Inspections
- Existing building
- Temporary Structures
- Emergencies
- Public

Authority

Building Official Duties

Authority

- Connecticut General Statutes Chapter 541
- Building Officials are responsible for the enforcement of many sections found in Chapter 541 of the Connecticut General Statutes, as well as numerous codes that are promulgated under the provision of these statutes.

Fire Official Duties

Authority

- Connecticut General Statutes Chapter 541
- Fire Officials are responsible for the enforcement of many sections found in Chapter 541 of the Connecticut General Statutes, as well as numerous codes that are promulgated under the provision of these statutes.

Plan Review

Building Official Duties

- Conduct review of plans and specifications for various occupancies and facilities being proposed within the town for compliance with the Connecticut State Building Code.

Fire Official Duties

- Conduct review of plans and specifications for various occupancies and facilities being proposed within the town for compliance with the Connecticut Fire Safety Regulations.

Reports

Building Official Duties

- Accepts reports of inspections
 - By qualified persons
 - By licensed persons
 - By certified persons
- Engage expert opinion
- Keep records of applications, permits and certificates of occupancy or use

Fire Official Duties

- Shall provide to the local building official certification in writing prior to the issuance of a building permit that construction documents are in substantial compliance with the CFSC
- May accepted Building Official Reports concerning code compliance review or inspection.

Inspection New Construction

Building Official Duties

- Conduct Compliance Inspections necessary for the issuance of the Certification of Occupancies for all new construction in accordance with the Connecticut State Building Code.

Fire Official Duties

- May conduct inspections as often as necessary during construction for the purpose of satisfying themselves that all work is in accordance with approved plans and the Connecticut State Fire Safety Code

Existing Buildings

Building Official Duties

- Inspects for code compliance for alteration, repair, addition and change of occupancy of existing structures.

Fire Official Duties

- Annually inspect all buildings and facilities of public service and occupancies as regulated by the Connecticut State Fire Safety Code and the Connecticut Fire Prevention Code.

Tents and Temporary Structures

Building Official Duties

- Membrane and Temporary Structures
- Review and issue permit
- Inspect for compliance with the State building Code

Fire Official Duties

- Inspect tents and portable structures for compliance with the Connecticut Fire Safety Regulations.

Emergencies and Fire

Building Official Duties <ul style="list-style-type: none">• Unsafe Structures• Emergency Measures<ul style="list-style-type: none">– Imminent Danger	Fire Official Duties <ul style="list-style-type: none">• Investigate the cause, origin and circumstance of all fires within their jurisdiction, and shall report the same to the State Fire Marshal in the designated format.
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The Public

Building Official Duties <ul style="list-style-type: none">• Answer Questions• Educate• Reference Code• Enforce Code Compliance	Fire Official Duties <ul style="list-style-type: none">• Answer Questions• Educate• Reference Code• Enforce Code Compliance
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Who is the Public?

- Private Citizens
- Building Owners
- Business Owners
 - Small Business Owners
 - Limited Liability Corporations
 - Larger Corporation
- Construction Professionals
- Fire Safety Professionals
- Others

Levels of Code Knowledge

- Level One:
 - Knowledgeable in building and fire codes
 - Applies codes appropriately to each project
- Level Two:
 - Some knowledge of building and fire codes
 - Builds or designs to what they believe the codes are.
- Level Three:
 - May or May not know there are building or fire codes
 - Have never been exposed to code requirements
- Level Four:
 - Does not believe building or fire codes apply to them.

4 Level of Public Code Knowledge

<p>Applies codes appropriately</p> <p>Code Officials need to verify code sections being applied</p>	<p>Builds or designs to what they believe the codes are.</p> <p>Code Officials need to direct them to code sections that apply and request corrections.</p>	<p>Have never been exposed to code requirements</p> <p>Code Officials need to do basic code education and direct them to code sections that apply.</p>	<p>Does not believe building or fire codes apply to them.</p> <p>Code Officials need to do basic code educations, document all code non-compliance and enforcement as needed.</p>
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Code Administration Topics

Discussion

- Connecticut Codes
- Scope
- Intent
- Applicability
- Appointments
- Restrictions
- Duties and Power
- Right of Entry
- Department Records
- Liabilities
- Permits
- Vacant Buildings

Codes in Connecticut

- The State Building Code and The Connecticut Fire Safety Code
 - Both took effect on December 31, 2005
 - Both were amended in 2009
- The State Fire Prevention Code was adopted and took effect on July 1, 2010.
- Demolition Code
- Connecticut Tent and Portable Shelter Code

Other Standards

- Accessible and Usable Buildings and Facilities Standard
 - ICC/ANSI A117.1-2003
 - Referenced by IBC Chapter 11 and IPC Section 404
- Other standards (NFPA, ASME, etc.)

Code Administration

- The International Building Code, The International Residential Code, the International Existing Building Code, the International Energy Conservation Code, the International Plumbing Code, and the International Mechanical Code all have their own administrative chapters
- The NEC references Chapter 1 of the IBC for it's administration (CT Supplement).

2009 Amendments

- 101.2 Scope (as amended)
 - *The provisions of this code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.*



**2009 Amendment
101.2 (Continued)**

- **Exception**
 - **1. *Detached one – and two-family dwellings and multiple single-family dwellings not more than three stories above grade plane in height with a separate means of egress and their accessory structures shall comply with the 2003 International Residential Code***

**2009 Amendments
101.2 Continued**

- **Exceptions**
 - **2. *Existing buildings undergoing repair, movement, alterations or additions and change of occupancy shall be permitted to comply with the 2003 IEBC. The choice to comply with this code or the 2003 IEBC shall be made by the permit applicant at the time of application for the building permit and shall be indicated on the construction documents in writing.***

Intent

- Ensure the public health, safety and welfare
- By regulating:
 - Structural strength
 - Adequate *means of egress*
 - Sanitary equipment
 - Light and ventilation
 - Fire safety



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Applicability

- Wherever in any specific case different sections of this code specify different
 - Materials
 - Methods, or
 - Other requirements, then...
- The most restrictive shall apply

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Applicability

- Wherever there is a conflict with a general requirement and a specific requirement
- The specific requirement shall be applicable

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Referenced Codes and Standards

- Wherever there are differences between provisions of this code and referenced codes and standards
- The provisions of this code shall apply

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Existing Structures

- Legally occupied buildings and structures shall be permitted to continue such use unchanged
 - Except as covered specifically in this code
 - Except as covered in the 2005 Connecticut State Fire Safety Code

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Appointment

- Building Official is appointed by Chief Executive Officer of each town per 29-260 CGS
- Referenced in codes as building official, local building official or code official
- Referenced by NFPA
 - As the Authority Having Jurisdiction

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103.3 Employees

- The code official shall appoint (as authorized by the town):
 - ABO(s)
 - Technical assistants
 - Inspectors
 - Other employees as



CGS 29-262 Licensure Of Building Officials

- Town mayor or manager may appoint building official provisionally
 - not to exceed 90 days
 - 90 days to pass exam
 - Or to finish BO licensure program

Restriction of Employees

- Fair and impartial application of the code is essential in maintaining the integrity of the code enforcement activity
- Activities that may be a conflict of interest are prohibited
 - **Exception:**
 - Owner working on his own house or building



Duties and Powers of the Code Official

- Duties of the code official
 - Enforce the State Building Code
 - Achieving compliance
 - Act on relevant questions
 - Answer all questions contractors or owners may have with the State Building Code
 - Receive applications and issue permits
 - Makes all of the required inspections

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Duties and Powers of the Code Official

- The Rule making Authority is the State Building Inspector and the Codes and Standards Committee



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Duties and Powers of the Code Official

- Duties of the code official
 - Accepts reports of inspections
 - By qualified persons
 - By licensed persons
 - By certified persons
 - Engage expert opinion
 - Keep records of applications, permits and certificates of occupancy or use



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Right of Entry

- Right of entry 9-5
 - Except for single family dwellings
- In case of emergency:
 - Right of entry at any time
 - If it is necessary in the interest of public safety
 - Local Fire Marshall
 - Any other authentic source

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Right of entry?

- 104.6 and 29-261(d) Gives right to inspect
- Protection of occupant by:
 - The Fourth Amendment of the Constitution of the United States
- If asked to leave - leave immediately
- Seek legal advice and/or administrative search warrant (if denied entry)
- Use special care with residential

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104.7 Department Records

- Building department is a business
 - Legal, financial, operational and service functions
- Records are to be maintained
 - Kept orderly and professional
 - May be required for legal reasons
- Records to be open to the public



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104.8 Relief From Personal Liability

- All employees involved in official business are not liable personally
 - But, may be liable for
 - Malfeasance, misfeasance, nonfeasance or any other crimes committed



104.9 Materials

- Materials shall be installed in accordance with the BO's approval
- It is permitted to install used materials
 - Provided the used material meets the requirements of this code for new
 - Used equipment and devices shall not be reused without the approval of the BO

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104.10 Modifications

- The State Building Inspector:
 - may grant variations to the code
 - may grant exemptions from the code
 - may approve equivalent or alternative compliance with the code
- Application shall be made in writing
- Decision shall be recorded with permit

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**104.10 Modifications
(Continued)**

- Only the State Building Inspector may grant modifications, variations or exemptions from the code
- Modification forms must be submitted to the OSBI
 - Must be signed by the BO
- Copy of modification application must be included with the application records

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**104.10.2 Modifications for
Accessibility**

- Must be approved by State Building Inspector, and
- Executive Director of the Office of Protection and Advocacy for Persons with Disabilities
 - Acting jointly



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105 Permit Application

- Permits are required to:
 - construct or alter a structure
 - construct an addition
 - demolish or move a structure
 - make a change of occupancy
 - install or alter any equipment which is regulated by this code



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2009 Amendments

• **105.1 Required (as amended)**

– Any owner or 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 done, shall first make application to the building official and obtain the required permit.

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2009 Amendments

• **105.2 Work Exempt From Permit (as amended)**

– Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws, statutes, regulations or ordinances of the jurisdiction. Permits shall not be required for the following work:

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105.2.2 Repairs

- Ordinary repairs do not require a permit; but, does **not** include:
 - Cutting away of any wall or partition
 - Removal or cutting of any structural beam or loadbearing support
 - Removal or change of any required means of egress
 - Replacement or relocation of:
 - Standpipe, Sewer, Gas, Water supply, Drainage, Electric wiring, Mechanical system

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105.2.4
State Agencies Exemptions

- State Agencies are not required to obtain a building permit from the local building official for construction or alteration on State owned property
- State Agencies are required to obtain demolition permits from the local building official for demolition

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2009 Amendments

- **105.2.5 Federal Agency Exemptions (Add)**
 - *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.*

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105.3 Application for Permit

- Shall
 - Identify and describe work to be done
 - Describe land on which work is to be done
 - Indicate use and occupancy
 - Be accompanied by construction documents
 - State valuation of proposed work
 - Be signed by
 - Applicant or
 - Applicants authorized agent
 - Other information required by the BO

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105.3.1 Action on Permit

- How long BO has
 - Must be issued or rejected within 30 days
 - Does not say complete application
- Rejection of permit application must be in writing stating reasons for rejection
- Partial acceptance allowed
 - At holder's own risk

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105.3.1.1 Zoning approval

- Permit cannot be issued, in whole or in part, without zoning approval in writing



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Permits

- 105.3.1.1 prohibits issuance of permit without written approval of zoning enforcement officer
- 105.3.1.2 requires that, where applicable, documents must be reviewed by local fire marshal to determine compliance with State Fire Safety Code
 - Anything regulated by the IBC
 - Other than F or R-3 occupancies

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105.3.1.2 Fire Marshal Approval

- Cannot issue building permit without certification from fire marshal
- In writing
- In substantial compliance with 2005 CT State Fire Safety Code



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105.3.2 Time Limit of Application

- Time the applicant has to gather all the required information and approvals from other agencies
- Application for permit shall be deemed to be abandoned 180 days after filing
 - Unless pursued in good faith or permit issued
 - BO may grant extensions of 90 days each
 - Extensions must be requested in writing

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105.3.3 By whom application is made

- CGS 29-263
 - It is the owner's responsibility to obtain the permit
- Owner may designate an agent
 - Agent must have an affidavit from the owner, or
 - Agent must sign a statement that the work is authorized by the owner
 - If agent is a licensed contractor then CGS 20-338b applies as well

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CGS 20-338b

- Any licensed contractor, designated as the owner’s agent, who applies for a permit:
 - May sign the application personally, or
 - May delegate the signing to an agent
 - Must include original, signed, dated letter on contractor’s letterhead, including:
 - Name of municipality where work is to be done
 - Job description and/or name and the starting date
 - Names of licensed contractor and agent
 - License numbers of all contractors involved

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REMEMBER

- The owner in fee, or his agent, may obtain any permit required, for any type of building, even though the owner may not be able to perform the work himself.
- If a licensed contractor is the designated agent, then CGS § 20-338b kicks in and license numbers are required

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CGS 20-340

- Exempts owner/occupant of single family dwelling from licensing requirement for electrical, plumbing, sprinkler, solar and heating work
- 20-341a language allows owner to install their own septic
- 25-132 allows owner to construct own well for farming or residential
- Not a tool to circumvent licensing law

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Ordinances

- State Statute allows only certain ordinances
 - Cannot modify code
- Some municipalities have passed ordinances affecting building permits
 - Not allowing permit issuance until all taxes are paid (CGS 7-148(c)(2)(B))
 - Regulate Fuel Oil Burning & Storage (CGS 29-316)
 - Demolition of Unsafe Buildings (CGS 29-253)

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State Demolition Code

- Local BO required to administer the State Demolition Code
- Demolition contractor registration is required with the DPS, Office of the State Fire Marshal
 - Exemptions:
 - Disassembling, transporting or reconstructing of historic buildings
 - Demolition of farm buildings
 - Demolition, alteration, renovation or reconstruction of a single family residence

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State Demolition Code

- Permit required with local BO
 - Must furnish to BO:
 - Certificate of insurance for demolition
 - \$100,000/\$300,000 bodily injury
 - \$50,000/\$100,000 property damage
 - Clause holding town or city harmless
 - Certificate of notice from all utilities
 - Certificate of registration with DPS
 - Signatures of both owner and demolition contractor are required on permit

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Demolition of Structures

- CGS 29-407
 - Demolition may not start until all adjoining property owners have been notified by certified or registered mail
- CGS 29-408
 - Eight foot fence required as determined by BO
 - (May waive)
- CGS 29-409
 - Sidewalk shed required as determined by BO
 - (May waive if more than 40 feet from any street line or area used as a public way and its demolition is accomplished by the removal of one story at a time)

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Sidewalk Sheds

- Required when building is within 6 feet of street line or public way, or
- Required when building is higher than 12 feet
- Shall extend full length
- Minimum 4 feet by 6 foot eight inches
- watertight and lighted

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Demolition

- Sections 29-410 to 29-413
- Temporary walkways required
- Unnecessary hazards not allowed
- Accumulated materials shall be disposed with
 - Dust to be dealt with
- Holes to be filled in



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105.5 Expiration of permit

- 180 days from date of issuance will be deemed abandoned
- Allows one or more 180 day extensions for reasonable cause
- Must be diligently prosecuted by applicant
 - Exception: To abate unsafe conditions the BO may specify an expiration date of from 30-180 days: work to be completed as fast as possible.

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Suspension & Placement 105.6 & 105.7

- Permits shall be revoked upon discovery of false statements or misrepresentation of fact in the application or plans submitted
- A true copy of the building permit shall be kept on the site of the building construction open to public inspection during the course of construction

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106 Construction Documents

- Application for permit to be accompanied by 1 or more sets of plans
- BO may waive this requirement if nature of the proposed work is such that a review is not necessary to obtain compliance and design professional not required



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106 Submittal Documents

- Plan Review requires:
 - Construction documents for:
 - Structural
 - Electrical
 - Mechanical/plumbing
 - Statute and building code may require signing and/or sealing:
 - Architect
 - Engineer (electrical, mechanical/plumbing, structural)
 - Interior designer
 - Enough information to determine code compliance
 - Technical details
 - BO may require additional info to be given

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**106.3.1 Approval of construction documents
(for all buildings)**

Requires the building official to stamp or endorse in writing both sets of construction documents “Reviewed for Code Compliance”. One set to be retained by the building official’s office, and the other to be kept at the building site, open to inspection of the code official or an authorized representative.

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106.5 Retention of construction documents

Section 104.7 requires the building official to retain all department records for the life of the building, but 106.5, in accordance with CGS 29-261, requires the return of plans and specifications for single family dwellings or outbuildings immediately after the issuance of the C of O if requested for by the owner.

Construction documents for all other buildings must be retained for the life of the structure.

No construction documents may be disposed of without written permission from the State Librarian

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2009 Amendments

- **107.1 General (as amended)**
 - *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.*
 - **Exception:**
 - *Tents, canopies and other membrane structures erected for a period of fewer than 180 days shall comply with Section 3103 of this code.*

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107.2 Conformance

- Temporary structures shall comply with building code as regards:
 - Structural strength
 - Fire safety
 - MOE
 - Accessibility
 - Light, ventilation and sanitary

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107.3 Temporary Power

- BO authorized to allow temporary power in part of an installation
 - Prior to completion of electrical installation
 - Prior to issuance of certificate of approval
- BO authorized to terminate permit for temporary structure
 - Also to order temporary use to be discontinued

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Posting of Fees

- Section 108.2 Schedule Of Permit Fees
 - Each municipality to establish and post a schedule of fees:
 - Building permit
 - Construction document review
 - Certificate of occupancy



Section 109 Inspection

- BO shall keep records of all inspections
- The owner shall provide for special inspections, see Section 1704
 - these inspections are in addition to BO's inspections

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109 Inspections

- Section 109.1.1 Posting Of Required Inspections
 - The building official to post a schedule of required inspections for public view
- Section 109.2 Preliminary Inspections
 - BO may inspect the premises prior to the issuance of a permit

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109.3 Inspections required

- Footing and foundation
- Concrete slab and under-floor
- Lowest floor in flood hazard areas
- Framing (after rough electrical and plumbing)
- Energy efficiency
- Gypsum wallboard
- Fire-resistance penetrations
- Other inspections the BO deems necessary
- Final

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2009 Amendments

- **109.3.8.1 Electrical Inspections (add)**
 - *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; rough inspections of installed wiring and components after the roof, framing, fire blocking and bracing are complete and prior to concealment; and final inspection after all work required by the permit is complete.*

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Section 109 Inspection

- A final inspection is required to be made prior to issuance of the certificate of occupancy
- The building permit holder shall notify the BO when inspections are needed
 - Shall also provide access to and means for inspections
- BO shall notify in writing as to passage or failure in whole or in part
 - Left at jobsite, or
 - Delivered to permit holder

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Certificate of Occupancy

- CGS Section 29-265
 - (a) Prohibits use without a C of O
 - (b) Prohibits refusal of CO because alternative energy system installed in place of electric utility hookup
- 110.1 Use & Occupancy (2005 Supplement)
 - Puts CGS 29-265 into actual code supplement

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Occupancy

- 110.1.1 State Agency
 - Not required to obtain certificates of occupancy from local BO
 - C of O to be obtained as per CGS 29-252
- 110.1.2 Zoning Approval
 - CGS Section 8-3 prohibits issuance of CO without written approval of zoning enforcement officer

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Fire Marshal approval

- 110.1.3 requires written certification from fire marshal prior to issuance of certificate of occupancy



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Additional Requirements

- **110.1.4 Statement Of Professional Opinion**
 - Pursuant to CGS 29-276c
 - No C of O issuance for proposed structure or addition to buildings
 - Within classifications 1, 2 & 3
 - Unless BO is provided with signed statement
 - From:
 - » Architect or Professional Engineer & GC
 - That structure is in substantial compliance with approved plans on file

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Additional Requirements

- Use groups A, E, I, H, and transient R (hotels, motels, rooming or boarding houses, dormitories, or similar buildings) without limits as to size or number of stories
- Use groups B, F, M, and S having 3 or more stories, or exceeding 30,000 square feet of total gross area
- And, non-transient use group R dwellings having more than 16 dwelling units or exceeding 24,000 square feet total gross area per building

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CGS 29-276c

- **Architect or Engineer**
 - To seal plans and specifications, review implementation of design or certain buildings and issue statement of professional opinion regarding completed structure;

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CGS 20-298 Professional Architectural Services

An architect is required to seal all plans except:

- projects less than 5,000 sq. ft. total
 - Except A, E, I, H & transient R
- residential buildings designed to be occupied by one or two families (and their accessory structures) without limitation as to size or number of stories
 - Except for non-transient exceeding 24,000 ft²
 - (CGS 20-293 & 29-276c)



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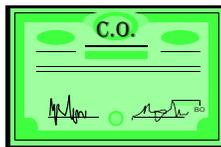
20-306a Professional Engineering

- All final drawings, specifications, plots, reports or other engineering or land surveying papers or documents involving the practice of engineering which are prepared or approved by an engineer shall be dated and bear the signature and seal of the engineer who prepared them or under whose supervision they were prepared.

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Section 110.2

- Certificate of Occupancy
 - CO issued prior to occupancy of building
 - CO certifies building is in _____ substantial compliance with Building Code



108

110.2 Contents of C. of O.

- The building permit number
- The address of the structure
- The name and address of the owner
- A description of the portion of the structure for which the certificate is issued
- A statement that the described portion of the structure has been inspected for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified
 - And....

109

C. of O. Contents

- The name of the building official
- The edition of the code under which the permit was issued
- The use and occupancy (Chapter 3)
- The type of construction (Chapter 6)
- The design occupant load
- If an automatic sprinkler system is provided, and whether it is required
- Any special stipulations and conditions of the building permit

110

Amendments & Additions

- Temporary CO (110.3)
 - cannot place a time limit to complete work
 - expires 30 days after work is completed, and occupancy shall be discontinued unless permanent CO issued
- Partial Occupancy allowed (110.5)
 - For portion of building or structure
- Certificate of Approval (110.6)
 - For completed work requiring building permit but not a C of O

111

Means of Appeal

- Section 112 CT Supplement
 - Pursuant to State Statute 29-266 subsection (a):
 - When BO rejects or refuses to approve the mode or manner of construction proposed to be followed or the materials to be used , or
 - when it is claimed that the provisions of the code do not apply, or
 - that an equally good or more desirable form of construction can be employed in a specific case, or
 - when it is claimed that the true intent and meaning of the code has been misconstrued or wrongly interpreted, or
 - when the building official issues a written order regarding unlicensed trades, then and only then;
 - An appeal to the Municipal Board of Appeals is allowed, if denied, then;
 - Appeals to the Codes and Standards Committee shall be within 14 days from decision rendered by Municipal Board of Appeals

112

112.1.2 OSBI review

- Mechanism for conflict resolution
- can be used to appeal decisions of local building officials or local building boards of appeal
- appeals can only be brought on code issues



Section 112 Application

- Additional Areas
 - 112.2 Appointment of municipal board of appeals
 - 112.3 Notice of meeting
 - 112.6 Rendering of decisions
 - 112.7 Appeal to the Codes & Standards Committee
 - 112.8 Court review

114

Section 113

- Violations
 - BO to serve notice of violation or order to person responsible for the erection, construction, alteration, extension, repair, removal, demolition or occupancy of a building or structure in violation
 - BO to issue **Stop Work Order** to direct discontinuance of the illegal action and the abatement of the violation (what is required to fix it)
 - Penalty: \$200-\$1000 and/or six months jail

115

113.2 Prosecution of Violation

- Despite any fines or punishments, the violation must still be corrected
- Legal action may be taken to remedy the violations
- Continued non-compliance may result in further legal action

116

113.3 Prosecution of Violation

- BO shall pursue legal action to correct the violation
 - Shall use legal counsel of his jurisdiction
 - This is not optional
- Extensions of time to correct violations must not be arbitrary
 - Standard extensions recommended
 - Further extensions must be for clear and reasonable purposes

117

114 Stop Work Order

- Must be in writing
- Must be given to
 - The owner, or
 - The owner’s agent, or
 - The person doing the work
- Must state the conditions under which work may continue



118

Unsafe Structures and Equipment

- Section 115.1, Unsafe conditions:
 - Inadequate means of egress facilities
 - Inadequate light and ventilation
 - Constitutes a fire hazard
 - Vacant and not secured against entry
 - Illegal or improper occupancy
 - Inadequate maintenance
 - Otherwise dangerous to human life or the public welfare

119

115.3 Unsafe Structures and Equipment

- If unsafe conditions are found:
 - BO shall serve the owner, agent, or person in control of the building
 - written notice describing the condition deemed unsafe with specific details on remedy required, &/or time frame for correction or demolition
 - notice shall require person so notified to immediately declare to the BO acceptance or refusal of the terms of the order

120

Unsafe Conditions

- Section 115.6 Unsafe Equipment
 - BO can seal out of service any equipment deemed unsafe and require repairs
 - Notice is to include reason for order and full description of equipment involved
 - It shall be unlawful for anyone except BO to remove seal from equipment



121

Section 116 Emergency Measures

- Imminent danger
 - if the BO feels that there is imminent danger of failure or collapse of any building or structure or any part thereof which endangers life:
 - BO is empowered to order and require the occupants to vacate the same forthwith

122

Emergency Measures

- BO shall cause unsafe condition to be temporarily remedied whether or not legal proceedings have been instituted (116.2)
- When necessary BO shall close streets, structures, public ways, sidewalks or spaces adjacent to same (116.3)

123

Section 116 Emergency Measures

- Post at entrance(s):
 - "This Structure is Unsafe and its Occupancy has been Prohibited by the Code Official"



- BO shall take temporary measures to make structure safe

2009 Amendments

Section 117 – Vacant Buildings

- 117.1 General (add)
 - Temporarily unoccupied buildings, structures, premises or portions thereof, including tenant spaces, shall be safeguarded and maintained in accordance with this section
- 117.1.1 Abandoned Premises (add)
 - Buildings, structures and premises for which an owner cannot be identified or located by dispatch of a certificate of mailing to the last known or registered address, which persistently or repeatedly become unprotected or unsecured; which have been occupied by unauthorized persons or for illegal purposes; or which present a danger of structural collapse or fire spread to adjacent properties shall be considered abandoned, declared unsafe and abated or demolished in accordance with this code.

125

2009 Amendment (117 Vacant Buildings)

- 117.2 Safeguarding Vacant Premises
 - Temporarily unoccupied buildings, structures, premises or portions thereof shall be secured and protected in accordance with this section
- 117.2.1 Security
 - Exterior openings and interior openings accessible to other tenants or unauthorized persons shall be boarded, locked, blocked or otherwise protected to prevent entry by unauthorized individuals.

126

**2009 Amendments
(117 Vacant Buildings)**

- **117.2.2 Fire Protection (add)**
 - *Fire alarm, sprinkler and standpipe systems shall be maintained in an operable condition at all times.*
 - **Exceptions:**
 - *1. When the premises have been cleared of all combustible materials and debris and, in the opinion of the code official, the type of construction, fire separation distance and security of the premises do not create a fire hazard*
 - *2. Where buildings will not be heated and fire protection systems will be exposed to freezing temperatures, fire alarm and sprinkler systems are permitted to be placed out of service and standpipes are permitted to be maintained as dry systems (without an automatic water supply) provided the building has no contents or storage, and windows, doors and other openings are secured to prohibit entry by unauthorized persons*

127

**2009 Amendments
(117 Vacant Buildings)**

- **117.2.3 Fire Separation (add)**
 - *Fire-resistance-rated partitions, fire barriers and fire walls separating vacant tenant spaces from the remainder of the building shall be maintained.*
- **117.3 Removal Of Combustibles (add)**
 - *Persons owning, or in charge or control of a vacant building or portion thereof, shall remove all accumulations of combustible materials and flammable or combustible waste or rubbish from such space. The premises shall be maintained clear of waste or hazardous materials:*

128

**2009 Amendments
(117 Vacant Buildings)**

- **117.3 (continued)**
 - **Exceptions:**
 - *1. Buildings or portions of buildings undergoing additions, repairs or change of occupancy under a valid permit in accordance with this code.*
 - *2. Seasonally occupied buildings*
- **117.4 Removal Of Hazardous Materials (add)**
 - *Persons owning, or in charge or control of, a vacant building or portion thereof, shall remove all accumulations of hazardous materials as defined by this code.*

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Summary and Coordination of
Codes
The Matrix

Questions??



CT Department of Public Safety
Division of Fire, Emergency
and Building Services

- Office of the State Building Inspector
(860) 685 - 8310
- Office of the State Fire Marshal
(860) 685 - 8350
- Office of Education and Data Management
(860) 685 - 8330

<http://www.ct.gov/dps/> Thank-you !
