



2005 State Building Code

Introduction & Overview
Permits & CO
Presented by
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Connecticut State Building Code

- Connecticut General Statutes 29-250 creates
 - The Office of the State Building Inspector
 - Reports to Commissioner of Construction Services
 - Must be a licensed architect or engineer
 - CGS 29-252(b)
 - Responsible for interpretation of Code
 - CGS 29-252(c)
 - Responsible for review of municipal BO decisions
 - CGS 29-252(d)



Connecticut State Building Code

- 29-251 Connecticut General Statutes
 - Codes & Standards Committee
 - 21 members
 - 2 architects
 - 3 professional engineers
 - 2 builders
 - » 1 residential
 - » 1 commercial
 - 2 local fire marshals
 - 1 public health official
 - 2 building officials
 - 1 labor representative
 - 1 energy expert
 - 1 electrical trade
 - 1 plumbing trade
 - 1 mechanical trade
 - 4 members of the general public
 - » 1 with accessibility experience



Connecticut State Building Code

- Connecticut General Statutes
 - 29-252 State Building Code
 - OSBI & C&S Committee will adopt a State Building Code
 - Commissioner of Construction Services shall approve
 - Shall be “recognized model code”
 - Authorization to make amendments
 - Administrative
 - Geotechnical
 - Weather related
 - As prompted by legislative actions
 - Other matters as required



Connecticut State Building Code

- Connecticut General Statutes
 - 29-253 Application of State Building Code
 - Applicable to all of Connecticut
 - May not be modified
 - No local reductions or exceptions
 - » Unless specifically permitted



Connecticut State Building Code

- CT Model Building Codes
 - ICC – (2003) International Building Code
 - ICC – (2009) International Residential Code
 - ICC – (2003) International Plumbing Code
 - ICC – (2003) International Mechanical Code
 - ICC – (2009) International Energy Conservation Code
 - ICC – (2003) International Existing Building Code
 - NFPA 70 (2011) National Electrical Code



Connecticut State Building Code

- New 2012 Model Building Codes

- CT adoption in Fall 2015

- 2012 ICC - International Building Code
- 2012 ICC - International Residential Code
- 2012 ICC - International Plumbing Code
- 2012 ICC - International Mechanical Code
- 2012 ICC - International Energy Conservation Code
- 2012 ICC - International Existing Building Code
- 2014 NFPA 70 National Electrical Code



SBC – Chapter 1

- Section 103 Enforcement Agency
 - 103.1 Each municipality will enforce this Code
 - 103.2 Each municipality will appoint a BO (CGC 29-260)
 - Municipalities may 'share' appointee (CGS 29-260)
 - 103.3 Authorization to appoint
 - Qualified people per CGS 29-261
 - Assistants, technical people, inspectors, examiners
 - 103.4 Restriction of Employees
 - Can't inspect your own work
 - Can't supply materials, labor, or appliances to buildings in BO jurisdiction
 - Can't design or prepare plans for buildings in BO jurisdiction
 - Can't do anything that conflicts with Department duties
 - Exception for own building

State Building Code

- Hierarchy of requirements
 - 1) Federal Law
 - 2) Connecticut General Statutes
 - 3) State Regulations – This Code
 - 4) Local Law & Ordinances
 - 5) Referenced Codes to the extent of the reference
 - 6) Standards to the extent of the reference
 - 7) Instructions of listed equipment

State Building Code

- 101.3 Intent
 - Establish minimum requirements to:
 - Safeguard public safety
 - Ensure adequate structural strength
 - Provide egress
 - Provide for sanitation
 - Provide proper light, ventilation, comfort
 - Conserve energy
 - Protect from fire / other hazards
 - Provide safety to emergency responders

State Building Code

- 102.6 Existing Structures
 - Legally occupied structures
 - Not required to meet this Code
 - Need not be updated to Code



State Building Code

- 104.10 Modifications [CGS 29-254(b)]
 - 104.10.1 Modifications to State Building Code
 - State Building Inspector responsibility
 - Appeal to Codes & Standards Committee
 - Appeal to superior court
 - Based on:
 - Practical difficulty
 - Unnecessary hardship
 - Unwarranted
 - Municipal Building Officials are **NOT** empowered to make Code modifications!
 - Municipal BOs make determination regarding compliance with Code
 - Facilitate the modification request per CT State Building Code

State Building Code

- 104.10 Modifications
 - 104.10.1.1 Action on Application [CGS 29-254(b)]
 - Available through local BO
 - 15 day action limit
 - Local BO to comment
 - 104.10.1.2 Records
 - Local BO responsible for record maintenance
 - Application for modification
 - OSBI Decision



State Building Code

- CGS 29-269(b)
 - 104.10.2 Accessibility exemption from Code
 - Joint decision
 - OSBI
 - Office of Protection & Advocacy for Persons with Disabilities



SBC – Chapter 1

- 104.10.5 Elevator Modifications
 - CGS 29-192
- 104.10.6 Limited Access Lifts
 - CGS 29-200(b)



State Building Code

- Section 105 Permits

SECTION 105 PERMITS

[A] **105.1 Required.** 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 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*.

State Building Code

- 105.3 Application for permit

A) **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*.



State Building Code

- Section 105 Permits

105.3.3 By whom application is made

- Application for a permit shall be made by the owner in fee or by an authorized agent. If the application is made by a person other than the owner in fee, it shall be accompanied by an affidavit of the owner or a signed statement of the applicant witnessed by the building official or such official's designee to the effect that the proposed work is authorized by the owner in fee and that the applicant is authorized to make such application. If the authorized agent is a 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 responsible officers, if the owner or agent is a corporate body, shall be stated on the application.

Connecticut General Statutes 20-338b

Sec. 20-338b. Building permit applications. Who may sign. Any licensed contractor who seeks to obtain a permit from a building official may sign the building permit application personally or delegate the signing of the building permit application to an employee, subcontractor or other agent of the licensed contractor, provided, the licensed contractor's employee, subcontractor or other agent submits to the building official a dated letter on the licensed contractor's letterhead, signed by the licensed contractor, stating that the bearer of the letter is authorized to sign the building permit application as the agent of the licensed contractor. The letter shall not be a copy or a facsimile, but shall be an original letter bearing the original signature of the licensed contractor. The letter shall also include: (1) The name of the municipality where the work is to be performed; (2) the job name or a description of the job; (3) the starting date of the job; (4) the name of the licensed contractor; (5) the name of the licensed contractor's agent; and (6) the license numbers of all contractors to be involved in the work.

State Building Code

- Before BO can issue a permit:
 - 105.3.1.1 Zoning approval [CGS 8-3(f)]
 - Zoning officer approval required
 - Determines compliance with zoning ordinance
 - 105.3.1.2 Fire Marshal approval
 - "Substantial compliance" with Fire safety Code



State Building Code

- Section 105 Permits
 - 105.3.1 Action on application
 - The building official shall examine or cause to be examined applications for permits and amendments thereto within 30 days after filing and either issue or deny a permit within such 30 day period. If the application or construction documents do not conform the requirements of this code and pertinent laws, the building official shall reject such application in writing, stating the reasons therefore. 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 therefore as soon as practicable.



State Building Code

- 105 Permits

105.4 Validity of permit. The issuance or granting of a *permit* shall not be construed to be a *permit* for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. *Permits* presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid. The issuance of a *permit* based on *construction documents* and other data shall not prevent the *building official* from requiring the correction of errors in the *construction documents* and other data. The *building official* is also authorized to prevent occupancy or use of a structure where in violation of this code or of any other ordinances of this jurisdiction.

State Building Code

- Section 105 Permits

- 105.5 Expiration of permit

Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods of not more than 180 days each. The extensions shall be requested in writing and justifiable cause shall be demonstrated.

Exception: The building official shall be permitted to specify an expiration date of not less than 30 days, nor more than 180 days, for commencement of work under permits issued to abate unsafe conditions pursuant to Section 115 of this code. Work performed under such permits shall be completed as expeditiously as possible.

State Building Code

- Section 105 permits

[A] **105.6 Suspension or revocation.** The *building official* is authorized to suspend or revoke a *permit* issued under the provisions of this code wherever the *permit* is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or any of the provisions of this code.



Connecticut State Building Code

- Section 110 Certificate of Occupancy [CGS 29-265(a)]
 - 110.1 Use & Occupancy Certificate
 - Issued by BO
 - Building “substantially complies” with SBC
 - 110.1.1 State agency
 - Exempt from municipal CO requirements
 - 110.1.2 Zoning
 - Sign-off required for CO per CGS 8-3(f)
 - 110.1.3 Fire Marshal
 - Sign-off required for CO



Connecticut State Building Code

- Section 110 Certificate of Occupancy
 - 110.3 Temporary Occupancy
 - No time limit on TCOs
 - Public safety must be maintained
 - 110.4 Revocation
 - 110.5 Partial occupancy
 - 110.6 Certificate of approval
 - Issue for work not requiring a CO



Connecticut State Building Code

- 110.2 Certificate of Occupancy
 - CO shall include the following:
 1. Building permit number
 2. Address of structure
 3. Name & address of owner
 4. Description of work covered
 5. Code compliance statement for declared use & occupancy
 6. Name of local B.O.
 7. Edition of Code under which permit was issued
 8. Use and occupancy
 9. Type of construction
 10. Design occupant load
 11. Automatic sprinkler requirement, if installed
 12. Any special stipulations

**Connecticut
State Building Code**


- **Certificate of Occupancy**
– Residential Code - R110.3

Certificate of Occupancy

Address of Structure
Statement of Compliance for Occupancy

Special stipulation and conditions
Sprinkler system required?

Building permit number	Description of structure
Building code edition	Name of owner
Name of building official	Address of owner



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