

**CODES AND STANDARDS COMMITTEE
CODES AMENDMENT SUBCOMMITTEE
MEETING MINUTES**

November 8, 2023

A special meeting of the Codes Amendment Subcommittee of the Codes and Standards Committee was held on-line using Microsoft Teams Meeting platform. The Chair called the meeting to order at 1:31 PM.

In Attendance: John J. Butkus, AIA, Architect
Johnny Carrier, Residential Contractor
Anthony Cinicola, Building Official
Paul Costello, Electric Trades
Hank Cullinane, HVAC
Keith Flood, Fire Marshal
Louis Free, AIA, Architect, CAS Chair
Donald Harwood, Public Member
David McKinley, Advocacy
Henry Miga, Building Official
Michael Musco, PE, Electrical Engineer
Illona Prosol, PE, Fire Protection Engineer
Eric Shutt, Plumbing Trades Contractor
Michael Sinsigalli, Fire Marshal
Fred Wajcs, Jr., Public Member

Also Present: William Abbott, OSFM, State Fire Marshal
Omarys Vasquez, AIA, NOMA, State Building Inspector
Darren Hobbs, DAS, Deputy Commissioner, Real Estate & Construction
David Woods, OSFM, Fire & Life Safety Supervisor
Peter Zvingilas, DAS, Assistant Director, Regulatory Compliance
Rebecca Tamborra, DAS Legal, Staff Attorney
Bethy Guiles, DAS, OSBI, Administrative Staff

William J. Nash, Senior Regional Manager, International Code Council
Leo Smith, DarkSky Connecticut Chapter
Dragana Thibault, Northeast Energy Efficiency Partnerships (NEEP)

1. CAS MINUTES

- a. A motion was made by Johnny Carrier and seconded by Fred Wajcs to accept the minutes of the October 25, 2023 CAS meeting. One correct was requested under 4. New Business, b.vii., third sentence from end, delete “death” and insert “gas”. Johnny Carrier and Fred Wajcs accepted the change to their motion. No additional discussions, all voted in favor, none opposed, motion is APPROVED.

2. COMMUNICATIONS

No new correspondence was received since the last CAS meeting.

Chair Louis Free requested a motion to go out of order on the agenda and discuss New Business first before Old Business. John Butkus made a motion to go out of order, Michael Musco seconded the motion. No discussions, all voted in favor, none opposed, motion is APPROVED.

3. NEW BUSINESS

- a. Chair Free and State Building Inspector Omarys Vasquez discussed the 2025 Connecticut State Building and Fire Safety Code Development.
 - i) Code Review Work Groups (DRAFT 11/03/2023 4:36:06 PM)
 - (1) CAS committee members requested to review the workgroup assignments and notify Chair Free and State Building Inspector Vasquez of any changes. Intention is to start the code reviews on January 10, 2024 however, it is recommended members start using the Basic ICC versions available on-line while OSBI is working with ICC to get premium access to the CAS committee. It is anticipated that ICC Redline will be available within the next three weeks; word version will come 3 weeks after that. Currently DAS is negotiating with ICC for 13-15 shared access licenses per each IBC, IRC and IFC, and 3-5 dedicated access licenses for the IMC/IPC versions; ICC will need emails of those CAS members that require access, OSBI staff will have their own licenses.
 - (2) State Building Inspector Vasquez reviewed the proposed workgroup breakdown. Code Review Work Groups document to be revised and resent.
 - (3) Significant code change commentary is not yet published and will be available the beginning of the first quarter which ICC will share once available. If there is a draft version, ICC will share when possible.
 - (4) IgCC is not to be reviewed presently, but the Zero Energy provisions in the appendices should be discussed. The question regarding high performance guidelines was presented. The IgCC applies to all state projects, not just to grant funded schools.
 - ii) Tentative Schedule
 - (1) January 10, 2024 Subcommittee Kickoff and Schedule Overview
 - (2) July 24, 2024 Draft Amendment Document Complete for Review

Chair Free requested a motion to go back in order on the agenda to Old Business. Jonny Carrier made a motion, Paul Costello seconded the motion, no discussion, all voted in favor, none opposed, motion is APPROVED.

4. OLD BUSINESS

a. **Public Act No. 23-102 - AN ACT STRENGTHENING PROTECTIONS FOR CONNECTICUT'S CONSUMERS OF ENERGY**

Sec. 40. (Effective July 1, 2023) Not later than December 31, 2023, the Department of Administrative Services, the office of the State Building Inspector and the Codes and Standards Committee shall study and jointly submit a report, in accordance with section 11-4a of the general statutes, to the joint standing committee of the General Assembly having cognizance of matters relating to public safety regarding the inclusion of gas detectors within the State Building Code. Such report shall include, but need not be limited to, (1) the anticipated feasibility of requiring gas detectors in all buildings that use natural gas or propane gas, (2) recommendations for future legislative changes, (3) the current availability of gas detectors that meet the standards of the National Fire Protection Association, (4) a recommended code alignment process to accommodate any changes, and (5) the fiscal impact on the state or owner of public buildings.

Discussions:

- i) Everyone should have received an email from Bethy Guiles with an attachment for NFPA 715 Standard for the Installation of Fuel Gases Detection and Warning Equipment 2023 Edition.
- ii) Questions were presented regarding how to address gas detectors in the IRC. Would this be detectors or a “system” and what does that imply. It was noted that the requirement for gas detectors in existing single-family homes would be difficult to enforce or even unenforceable as a requirement. Consideration in the report to the joint standing committee of the General Assembly shall include an explanation of the disconnect between the Fire Safety Code and OSFM’s statutory non-enforcement of the IRC. Clarification is needed regarding what appliances would be covered under this proposed section: gas fireplaces, fire pits, propane grills, etc. More direction would be required, or the committee would need to devise a simple set of requirements for how this would be implemented. One example is when a building transfers ownership, the implementation of new detectors could be in conjunction with how the home transfer statute surrounding smoke detector and CO detectors were implemented. This would require guidelines on how to implement it.
- iii) OSFM to dive deeper into the NFPA 715 standards and review the statute from Maine Title 25 Section 2469 to evaluate their requirements for reference. At the forefront, Maine Title 25 Section 2469 does not appear to be identifying single-family homes.
- iv) Gas detectors are generally required to be in the vicinity of where the appliance is located. Additional consideration should be given to the entry point of the gas lines and how to get the alarms through all floors if main gas lines are going

up the building. If they are placed where the gas furnace is kept, the leaks could sometimes come from the connectors where flex connectors are provided; there may be other places where gas leaks could be missed. Additional questions regarding whether or not NFPA 715 address these concerns.

- v) Question was asked whether indoor air quality should be factored in? Clarification on what types of gases should be detected: Hydrogen, LP, Carbon Monoxide, etc. Natural gas has a distinct odor, when detected by the senses, the utility company is called. It was noted that the code already addresses detectors for the installation, repair, and for the detection of leaks during an inspection. The question was raised if there is any added benefit to the addition of permanently installed gas detectors.
- vi) CAS recommended talking with alarm companies to confirm if there are detectors in the market that incorporate gas detectors integrated with smoke detectors or CO detectors. Some detectors are AC/DC, separate sounding device has been identified in the IFC that the signal device and the horn or the audible device should be different than the fire alarm.
- vii) Peter Zvingilas noted that in the 2018 ICC Codes, gas detectors were discussed during the hearings, and it was noted that they were included in the IBC codes only for those occupancies listed and nothing more. Links below for reference.
 - (1) 226-16 CAH - <https://icc-hearingvideos-public.s3.us-east-2.amazonaws.com/2016/GroupB/CAH/Track1/F226-16.mp4>
 - (2) F226-16 PCH - <https://icc-hearingvideos-public.s3.us-east-2.amazonaws.com/2016/GroupB/PCH/F226-16.mp4>
 - (3) F75-16 CAH - <https://icc-hearingvideos-public.s3.us-east-2.amazonaws.com/2016/GroupB/CAH/Track1/F75-16.mp4>
 - (4) F75-16 PCH - <https://icc-hearingvideos-public.s3.us-east-2.amazonaws.com/2016/GroupB/PCH/F75-16.mp4>
- viii) CAS to include identifying recommended code alignment process to accommodate any possible changes to the building codes in relation to gas detectors for the 2025 CSBC and 2025 CSFSC cycle.
- ix) DAS to assist with the report required to submit to the joint standing committee of the General Assembly. DAS will create a draft outline for the committee to review and provide edits to. The report shall identify the issues, recommendations for any and all of the issues presented, recommend DAS to assess the matter further during the 2025 CSBC / CSFSC cycle, and by the end of next year DAS and the Codes & Standards Committee can report back on what that change may be. State Building Inspector Vasquez and Chair Free to review the concerns and categorize them for RECS counsel to organize into a draft report.

5. ADJOURNMENT

Donald Harwood made a motion to adjourn the meeting at 2:39 PM, Henry Miga second the motion. No discussion, the vote was all in favor and none opposed, the motion for adjournment is APPROVED.

The next Codes Amendment Subcommittee meeting is set for November 29, 2023 at 1:30 PM and will be held on-line using Microsoft Teams Meeting platform.



Louis Free, Chair
Codes Amendment Subcommittee

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