

March 9, 2022

Louis J. Free, Chairman
Codes and Standards Committee
Office of the State Building Inspector
450 Columbus Blvd, Suite 1303
Hartford, CT 06103

Subject: Public Comment for proposed SCBC and CSFC

Name: Walter Summers
Organization: Fire Marshal, Town of South Windsor
Codes: State Building Code, State Fire Code
Subject: 1) Certificate of Occupancy
2) Plan review fees
3) Electronic inspection reports
4) Smoke alarms

Dear Chairman Free,

I would like to submit my comments on the proposed Connecticut State Building Code and Connecticut Fire Safety Code for the Committee's review.

CSBC Section 111.3 and 111.5: These sections should include language to reflect that any temporary or partial certificate of occupancy shall have the approval of Zoning Official and Fire Marshal. This change would clarify the proper procedure and action for approving any temporary and partial certificate of occupancy has to meet 111.1.2 and 111.1.3. This would also codify the opinion of the State Building Official in interpretation I-12-07.

(Amd) 111.3 Temporary occupancy. The building official may issue a temporary certificate of occupancy before the completion of the entire work covered by the permit, provided such portion or portions shall be occupied safely prior to full completion of the building or structure without endangering life or public welfare. Approval is based on meeting the requirements of Section 111.3 and Section 111.5 Any occupancy permitted to continue during completion of the work shall be discontinued within 30 days

(Add) 111.5 Partial occupancy. The building official may issue a partial certificate of occupancy for a portion of the building or structure when, in the building official's opinion, and meeting Section 111.3 and Section 111.5, the portion of the building to be occupied is in substantial compliance with the requirements of this code and no unsafe conditions exist in the portion of the building not covered by the partial certificate of occupancy. after completion of the work unless a certificate of occupancy is issued by the building official.

CFSC Part 1 Section 105.1: This section should also include the wording of "construction document review". As many municipalities also charge a fee for plan review of construction documents adding this section would clarify the language. The language would mirror the language in the CSBC.



(Amd) 105.1 General. A municipality or fire district, by ordinance, may establish requirements and a fee schedule for construction document review, permits, certificates, notices, approvals, or orders pertaining to fire control and fire hazards pursuant to section 105 of this code. The local fire marshal shall issue such permits, certificates, notices, approvals or orders. Permits shall be in accordance with sections 105.1.1 to 105.7.25 inclusive.

CFSC Part 3 Section 108.6.1: This section should add language to allow the inspector to send the inspection report electronically. Many inspection programs gather the inspection results, obtain a signature by the occupant, and then email the report once the inspection is complete. Also add that the building permit holder's representative can also receive the report for the building permit holder.

(Add) 108.6.1 Notification of inspection results. Notification as to the passage or failure, in whole or in part, of any required inspection shall be made in writing by the fire code official or his/her duly authorized representative and shall be left at the job site, electronically sent, or delivered to the holder of the building permit or his/her designee. It shall be the duty of the building permit holder to ascertain the results of the required inspection.

CFSC Part 4 Section 9.6.2.10: This section is a deletion now. This section should be an add to mirror section 13.7.1.8.1.1 of the FPC to make it clear that smoke alarms are only good for 10 years and keep the Codes consistent.

(Del) 9.6.2.10* Delete section – Change to (Add) Unless otherwise provided by the manufacturer's instructions, smoke alarms shall not remain in service longer than 10 years from the date of manufacture. Combination smoke/carbon monoxide alarms shall be replaced when the end-of-life signal activates or 10 years from the date of manufacture, whichever comes first, unless otherwise provided by the manufacturer's instructions.

CFSC Part 4 Section 9.6.2.10.4 Delete section: This section should be an AMD to mirror section 13.7.1.8.8 of the FPC to reflect when smoke alarms interconnection is required.

(Amd) 9.6.2.10.4 Where two or more smoke alarms are required within a dwelling unit, suite of rooms, or similar area, they shall be arranged so that operation of any smoke alarm shall cause the alarm of all smoke alarms within the dwelling unit, suite of rooms, or similar area to sound, except when:

- (1) Otherwise permitted by another section of this code.*
- (2) Configurations provide equivalent distribution of the alarm signal.*
- (3) Installations existed prior to October 16, 1989.*

I want to thank the Committee for their commitment to voluntarily serve the State of Connecticut and produce safe Building and Fire Codes.

Respectfully,


Walter Summers
Fire Marshal