

HOME INSPECTION LICENSING BOARD

FEBRUARY 22, 2022

MINUTES

The Connecticut Home Inspection Licensing Board held a Special Meeting on Tuesday, February 22, 2022, via ZOOM webinar.

Board Members Present: Richard J. Kobylenski (Home Inspector)
Timothy Needham (Home Inspector)
Bruce D. Schaefer (Home Inspector)
Lawrence R. Willette (Home Inspector, Chairman)

Board Members Not Present: Marc A. Champagne (Home Inspector)

Board Member Vacancies: Three (Public Members)

DCP Staff Present: Robert M. Kuzmich, License & Applications Specialist
Cynthia Fernandez, Staff Attorney
Pamela Brown, Investigations Division Director,
Investigations Division

Others Present: Richard M. Hurlburt

Note: The administrative functions of the Boards, Commissions and Councils are carried out by the Department of Consumer Protection, License Services Division.

Website: www.ct.gov/dcp.

E-Mail: dcp.licenseservices@ct.gov

1. CALL TO ORDER

Mr. Lawrence R. Willette called the meeting to order at 9:31 AM.

2. REVIEW AND DISCUSSION OF PROPOSED REGULATION AMENDMENTS

Ms. Fernandez presented the Board with a Draft of the proposed amendments to the Regulations.

The Board discussed Proposed Changes to Section 20-491-1. Definitions. The definition of “warning devices” was discussed and also under (1) of this Section, the deletion of “flue gas and other spillage detectors” and “smoke alarms”.

The Board also proposed adding the term (4) “Carbon Monoxide Detector” meaning an alarm device solely for the purpose of automatic detection and warning of the presence of carbon monoxide; and (5) “Combined smoke and carbon monoxide detector” meaning an alarm device solely for the purpose of automatic detection and warning of the presence of smoke and carbon monoxide.

The Board proposed adding the following definitions:

(XX) “Smoke detector” means an alarm device solely for the purpose of automatic detection and warning of the presence of smoke.

(XX) “Spillage detector” means a device used to detect a leak, including but not limited to combustion flue gas and liquid spillage.

(XX) “Warning equipment” means installed or free-standing smoke detectors, carbon monoxide detectors, and combined smoke and carbon monoxide detectors.

Under Section 20-491-6. Plumbing System, under (C), the following items were added:

(9) Instant water heaters

(10) any spa, jet tub, sauna, or similar bathing equipment.

Under Section. 20-491-7. Electrical System, under (E), line (3), after “components”, “solar systems, stand-by generators,” shall be added.

Under Section 20-491-10. Interior, the following language was added:

(c) The inspector shall report on:

(1) the absence of warning equipment;

(2) the presence of warning equipment;

(3) the location of warning equipment;

(4) the amount of warning equipment;

(5) whether the inspector is able to test warning equipment; and

(6) whether the inspector is able to verify that warning equipment is less than ten years old.

(d) The inspector is not required to dismantle or determine the type of any warning equipment.

Under Section 20-491-13. General limitations and exclusions, the following language was added:

(16) the type of any warning equipment;

(17) the operation of any warning equipment; or

(18) the type or presence of any spillage detectors.

Mr. Willette gave the Board some history on the nature of the proposed changes outlined below pertaining to Home Inspector Intern Requirements. He has spoken with fellow inspectors in the past and answered various questions on internship, reciprocity, etc. He discovered that there are Intern Permit holders who have had their Intern Permit for many years; some as far back as 2005. Mr. Willette believes the Board should address this matter and now would be the time since other changes are proposed for the Regulations.

The Board extensively discussed the time frame in which the Intern takes and passes the Home Inspector Examination. Mr. Hurlburt suggested the possibility of using language similar to what is in place for Appraisal Licensing which specifies a limited period of time in which an applicant has to get the Appraisal License.

The Board concluded that an Intern, within a four (4) year time frame, must make an application for Home Inspector License, pass the Home Inspector Examination, and have completed the required 100 supervised home inspections and submitted their log of the same to the Department.

Under Section 20-491-27. Home inspector intern requirements, the following language was added:

(d) A home inspector intern shall complete the one hundred home inspections required for licensure within four years after issuance of a home inspector intern permit.

(e) A home inspector intern shall notify the Department on a form prescribed by the Commissioner of the termination of home inspector supervision within ten days of such termination.

Under Section 20-491-28 (f) The supervising licensed home inspector shall: the following language was added:

(9) notify the Department on a form prescribed by the Commissioner of the termination of supervision of a home inspector intern within ten days of such termination.

Ms. Fernandez will revise the draft of the proposed Regulation amendments to include today's discussion and forward this new draft to the Board prior to their March 15, 2022, Regular Board Meeting. The Board would like to vote on the final draft at this meeting, if possible.

The meeting adjourned at 11:15 AM. (Schaefer/Kobylenski)

Respectfully submitted,

Robert M. Kuzmich, Architect Emeritus
License and Applications Specialist

2022 MEETING SCHEDULE:

March 15, 2022 (ZOOM Meeting platform)
June 14, 2022
September 20, 2022
December 13, 2022

All meetings will take place at 450 Columbus Boulevard, Hartford, CT at 9:30 A.M. unless otherwise noted.