

HOME INSPECTION LICENSING BOARD

MARCH 15, 2022

MINUTES

The Connecticut Home Inspection Licensing Board held a meeting on Tuesday, March 15, 2022, via ZOOM webinar.

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

Board Members Not Present: None

Board Member Vacancies: Three (Public Members)

DCP Staff Present: Robert M. Kuzmich, License & Applications Specialist
Cynthia Fernandez, Staff Attorney
Janita Hamel, Supervising Special Investigator,
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.occupationalprofessional@ct.gov

1. CALL TO ORDER

Mr. Lawrence R. Willette called the meeting to order at 11:30 AM.

2. REVIEW OF MINUTES OF THE DECEMBER 14, 2021 BOARD MEETING.

The Board voted to approve the minutes as submitted. (Kobylenski/Schaefer)

3. COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

There were no comments or concerns of anyone present.

4. DCP INVESTIGATION DIVISION COMPLAINT STATUS REPORT:

A. Board to review quarterly report when provided.

Ms. Hamel addressed the Board and referenced the two reports she previously to the Board. She noted the Department received two new complaints and two complaints were closed. Ms. Hamel gave the Board a brief overview of the complaints from both reports. She also answered questions from Mr. Kobylenski on specific complaints.

Mr. Willette inquired about a case that was scheduled for a Hearing before the Board but has since been resolved and the Hearing canceled. He asked if Department could provide more details on this matter. Ms. Fernandez will check her files and get back to him with more details.

5. OLD BUSINESS

A. Continuation of discussion concerning revisions to the Home Inspection Regulations.

Ms. Fernandez presented the Board with a revised Draft (03-28-2022) of the proposed amendments to the Regulations. She shared this document with all present via the ZOOM Meeting Platform format. She noted that the changes are highlighted in yellow with additions being underlined and deletions in [brackets].

The Board discussed Proposed Changes to **Section 20-491-1. Definitions**

(1) was changed to read as follows:

(1) "Alarm systems" means an alarm [warning] device[s], installed or free-standing, including but not limited to: [carbon monoxide detectors, flue gas and other spillage detectors,] security equipment, and ejector pumps [and smoke alarms];

(16) was changed to read as follows:

(16) "Recreational facilities" means jet-tubs, spas, saunas, steam baths, swimming pools, exercise, entertainment, athletic, playground or other similar equipment and associated accessories;

(23) was changed to read as follows:

(23) "Spillage detector" means a device used to detect a leak, including but not limited to combustion flue gas and liquid spillage;

(29) was added and reads as follows:

(29) "Warning equipment" means installed or free-standing smoke detectors, carbon monoxide detectors, and combined smoke and carbon monoxide detectors;

(a) "Carbon monoxide detector" means a device solely for the purpose of automatic detection and warning of the presence of carbon monoxide;

(b) "Combined smoke and carbon monoxide detector" means a device solely for the purpose of automatic detection and warning of the presence of smoke and carbon monoxide;

(c) "Smoke detector" means a device solely for the purpose of automatic detection and warning of the presence of smoke; and

The Board discussed Proposed Changes to **Section 20-491-6. Plumbing system**

(c) was changed to read as follows:

(c) The inspector is not required to inspect the following items:

(9) and (10) were added and reads as follows

(9) instant-hot water heaters; and

(10) recreational facilities.

The Board discussed Proposed Changes to **Section 20-491-7. Electrical system**

(e) was changed to read as follows:

(e) The inspector is not required to inspect the remote control devices unless the device is the only control device, the alarm systems and components, the low voltage wiring

systems and components, solar systems, any onsite generators, or the ancillary wiring systems and components not a part of the primary electrical power distribution system.

The Board discussed proposed changes to **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, indicated by a description of the room the equipment is in and the location within such room;

(4) the total number 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.

The Board discussed proposed changes to **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.

The Board discussed proposed changes to **Section 20-491-27. Home inspector intern requirements**

The following language was added:

(d) A home inspector intern shall complete all requirements and apply for a home inspector license within four years after issuance of a home inspector intern permit.

(e) A home inspector intern that does not complete all licensing requirements and does not apply for a license within four years of issuance of an intern permit, shall no longer hold an active home inspector intern permit. If a home inspector intern, or former intern whose permit has expired, demonstrates evidence of a bona fide health or other individual hardship, the Home Inspection Licensing Board may grant an extension of the period that the individual has to complete all home inspection licensure requirements and apply for a home inspector license. Any home inspector intern who holds a permit as of April 1, 2023, shall have one year to obtain a home inspector license. A home inspector intern who is unable to obtain a home inspector license within one year of this date, shall appear before the Board and show good cause for an exception to the requirement to obtain licensure within four years of permit issuance.

(f) 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.

The Board discussed proposed changes to **Section 20-491-28. Supervision of home inspector interns**

The following language was added:

(f) The supervising licensed home inspector shall:

(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.

After considerable review and discussion, the Board voted, unanimously, to accept the Regulation revisions as discussed herein. (Schaefer/Kobylenski)

Ms. Fernandez will now redraft the Regulation to reflect the changes agreed upon at today's meeting. This draft will then be reviewed by Ms. Julianne Avallone, the Department's Legal Director. If more changes are made as a result, Ms. Fernandez will distribute the revised document to the Board for their review and comment. At the request of the Board, she will also send them the draft of the regulation incorporating the changes made today before it is sent to Ms. Avallone.

6. NEW BUSINESS

No items were discussed.

7. CORRESPONDENCE

No items were discussed.

8. COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY.

1. Mr. Willette inquired about whether the remaining Board Meetings this year will be held virtual or live. Mr. Kuzmich will inquire and advise the Board as the information becomes available.

The meeting adjourned at 1:19 PM. (Kobylenski/Needham/)

Respectfully submitted,

Robert M. Kuzmich, Architect Emeritus
License and Applications Specialist

2022 MEETING SCHEDULE:

June 14, 2022 (ZOOM Meeting platform)
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.