

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

October 25, 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
Thomas DiBlasi, PE, Structural Engineer
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
Fred Wajcs, Jr., Public Member
William Zoeller, RA, Energy Efficiency

Also Present: David Woods, OSFM, Fire & Life Safety Supervisor
Peter Zvingilas, DAS, Assistant Director, Regulatory Compliance
Joseph Duval, OSFM, Fire & Life Safety Specialist
Amy LaChance, DAS Legal, Staff Attorney
Rebecca Tamborra, DAS Legal, Staff Attorney
Bethy Guiles, DAS, OSBI, Administrative Staff

Leo Smith

1. CAS MINUTES

No CAS meeting minutes to approve.

2. COMMUNICATIONS

No new correspondence was received since the last CAS meeting.

3. OLD BUSINESS

No old business.

4. NEW BUSINESS

- a. PA 23-143 AN ACT CONCERNING THE NIGHTTIME LIGHTING OF STATE-OWNED BUILDINGS AT CERTAIN TIMES FOR THE PROTECTION OF BIRDS

Section 1. (NEW) (Effective from passage) (a) For the purposes of this section, "nonessential outdoor lighting" means lighting that has not been deemed essential for either safety or functionality, as determined by a state agency head.

(b) For any state-owned building, nonessential outdoor lighting shall be turned off between the hours of eleven o'clock p.m. and six o'clock a.m. The provisions of this subsection shall not apply to the State Capitol building.

(c) The State Building Inspector and the Code and Standards Committee shall consider a change in lighting design to effectuate the purposes of this section for any revision to the State Building Code to take effect on or after January 1, 2024.

Discussions:

- i) 2021 International Energy Conservation Code (2021-IECC) Section C405.2.7 Exterior lighting controls and Section C405.2.8 Parking garage lighting control addresses PA 23-143 for new construction and alterations to buildings and structures regulated by this code.
- ii) 2021-IECC Section C405.2.7 provides multiple lighting control options. Section C405.2.7.1 Daylight shutoff; Section C405.2.7.2 Building façade and landscape lighting automatic shut off from not later than one-hour after business closing to not earlier than one-hour before business opening; Section C405.2.7.3 Lighting setback reducing total wattage automatically by not less than 50 percent based on specific criteria including time not later than midnight to not earlier than 6:00 AM; and Section C405.2.7.4 Exterior time-switch control function.
- iii) 2021-IECC and ASHRAE 90.1 both address exterior lighting controls, ASHRAE 90.1 includes similar requirements for exterior signage lighting.
- iv) Connecticut has one state-wide building code which dictates requirements for all construction in the state. Modifications to the code to address specific requirements to a certain ownership of a piece of real estate, in this case "state-owned building," is counter the whole intent of a statewide building code. In this specific case, state agency heads can dictate how their properties are operated, consequently the immediate expectation of this legislation is more an administrative edict.

Motion:

- v) Motion made by Donald Harwood stating Connecticut has one state-wide building code, the existing adopted 2021-IECC contains code requirements to address nonessential outdoor lighting, the adopted 2021-IECC only applies to new construction or building alterations and does not address existing buildings. With this understanding, this is a state specific request that is applicable to any state-owned building and should be addressed as an operational issue through administrative action. The motion includes providing supporting document from the 2021-IECC. Michael Musco second the motion. The vote was all in favor and none opposed, the motion is APPROVED.

b. PA 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) Gas detector legislation slipped in at end of PA-102 (page 83 of 83) and does not appear to be part of original bill. Research of 2023 legislative session indicates this specific legislation came from Substitute House Bill No, 6848, AN ACT CONCERNING GAS LEAK DETECTORS IN NEW AND EXISTING CONSTRUCTION which provides context.
 - (1) SUMMARY: This bill requires the State Building Inspector and the Codes and Standards Committee to amend the State Building Code to require that all buildings be equipped with a gas detector if they (1) use combustible gas and (2) are constructed after the amendment's effective date. It correspondingly requires the State Fire Marshal to amend the Fire Safety Code to implement this same requirement and extends the requirement to all buildings that use combustible gas within two years after the amendment takes effect.
- ii) The OSBI / C&SC shall study and issue a report to the joint standing committee of the General Assembly no later than December 31, 2023 to address "(1) the anticipated feasibility of requiring gas detectors in all buildings that use natural gas or propane gas". All buildings mean addressing this requirement in both the 2021 International Building Code (2021-IBC) and the 2021 International Residential Code (2021-IRC). Residential gas equipment includes, but is not limited to, 1) furnaces, 2) hot water heaters, 3) cooking stoves and 4) fireplaces.
- iii) The 2021-IBC and 2021-International Fire Code (2021-IFC) Section 916 GAS DETECTION SYSTEMS address gas detections systems where required by the code (2021-IBC Section 406.8.3 relate to repair garages used for the repair of vehicles fueled by non-odorized gases; Section 415.11.7 related to Use Groups H-1, H-2, H3, H-4 and H-5; and Section 421.5 related to hydrogen fuel gas rooms).
- iv) State Fire Marshal William Abbott previously reached out to the New England Association of Fire Marshals related to gas detectors and got a response from the Maine State Fire Marshall. The Maine State Legislature enacted a law effective in 2022 requiring gas detection in certain commercial businesses, rental properties, and other forms of housing after they experienced a building explosion in Farmington, Maine. See Title 25, Section 2469 Fuel gas detectors for reference.

- v) David Woods suggested looking at the provisions of the carbon monoxide detectors since they work hand in hand with one another.
- vi) Johnny Carrier stated single-family residential are not under fire marshal jurisdiction, consequently it would not be code driven, it would be statute driven or policy driven, and may have to be something that the legislature produces. It could also be something similar to what is done in real estate transactions certifying before closing that there are carbon monoxide and smoke detectors in the residence.
- vii) Chair Free noted that the State of Connecticut adopts NFPA 54 National Fuel Code - 2021 which currently requires combustible gas detectors or indicators to be used when purging fuel lines or to locate a leak during pressure testing of new or modified gas piping systems. Gas detectors are not required to be permanently located in any space. However there is added information in the NFPA 54 National Fuel Code - 2021 Commentary which states NFPA is currently developing a new standard, NFPA 715, which is a standard for installation of fuel, gas detection and warning equipment to provide requirements for the installation of fuel gas detectors. When complete, the standard will be used in conjunction with fire and building codes to permanently determine spaces where fuel gas detectors will be required. David Woods clarified that NFPA 715 Standard for the Installation of Fuel Gases Detection and Warning Equipment 2023 Edition is now available. Chair Free requested OSFM to distribute a copy of NFPA 715-2023 to CAS members for review.
- viii) Chair Free requested CAS members, OSBI and OSFM representatives to prepare a list of implementation questions and issues, then email the list to the Chair and Bethy Guiles. The Chair will combine the list and distribute it for review and discussions at the next CAS meeting. The next CAS meeting will address (1) the anticipated feasibility of requiring gas detectors in all buildings that use natural gas or propane gas, (2) identify recommended code alignment process to accommodate any changes and (3) identify recommendations for future legislative changes.

5. ADJOURNMENT

Jack Butkus made a motion to adjourn the meeting at 2:12 PM, Michael Musco second the motion. 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 8, 2023 at 1:30 PM or immediately following the conclusion of the Codes and Standards Committee monthly meeting and will be held on-line using Microsoft Teams Meeting platform.



Louis Free, Chair
Codes Amendment Subcommittee