

---

---

## OLR Bill Analysis

### sSB 846

#### ***AN ACT CONCERNING THE CERTIFICATION OF INDEPENDENT INSPECTION FIRMS TO PERFORM STATE BUILDING INSPECTIONS.***

#### **SUMMARY**

This bill requires the state building inspector and the Codes and Standards Committee to establish a certification program for independent inspection firms to perform inspections under the State Building Code for submission to a local building official (see BACKGROUND). Under the bill, the inspector and committee must consult with representatives from labor unions and impacted industries when establishing the program. Additionally, their actions must be with the approval of the Department of Administrative Services (DAS) commissioner, who must adopt regulations to govern the program's establishment and administration.

The bill requires the program to:

1. restrict certification applications to inspectors employed by an independent inspection firm who have a building official license or certificate (it is unclear whether the program would be open to the other seven license classes; see BACKGROUND);
2. establish certification criteria, specifying the duties, responsibilities, qualifications, and insurance requirements; and
3. permit the state building inspector to provide administrative oversight and conduct audits to ensure the consistency and quality of inspections performed by certified firms.

The bill allows the DAS Commissioner to charge a reasonable application fee for program certification; however, he may waive the fee for any firm that applies and demonstrates that it is financially

unable to pay it. The commissioner may prescribe the form and manner for fee waiver applications.

EFFECTIVE DATE: October 1, 2021

## **BACKGROUND**

### ***Local Building Officials***

Generally, under existing law, every municipality must appoint a building official to ensure compliance with the state building code and laws on building construction, alteration, repair, removal, and demolition, among other duties. To be eligible for appointment as a building official, an applicant must, among other criteria, (1) have at least five years' experience in construction, design, or supervision; (2) pass a written exam; and (3) with certain exceptions, obtain a license from the state building inspector (CGS §§ 29-260 to 29-262).

### ***Existing Inspector Licenses and Certificates***

At present, there are nine classes of licenses regarding state building code enforcement: (1) building official, (2) assistant building official, (3) residential building inspector, (4) plan review technician, (5) mechanical inspector, (6) electrical inspector, (7) plumbing inspector, (8) heating and cooling inspector, and (9) construction inspector (Conn. Agencies Regs. § 29-262-1b). Related certificates have not been issued since 1983.

## **COMMITTEE ACTION**

Public Safety and Security Committee

Joint Favorable Substitute

Yea 24 Nay 0 (03/24/2021)