



General Assembly

January Session, 2021

Substitute Bill No. 6572



**AN ACT CONCERNING THE ESTABLISHMENT OF ENERGY USE
BUILDING STANDARDS FOR VOLUNTARY ADOPTION.**

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Section 29-253 of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective July 1, 2021*):

3 (a) The State Building Code, including any amendment to said code
4 adopted by the State Building Inspector and Codes and Standards
5 Committee, shall be the building code for all towns, cities and boroughs.

6 (b) Nothing in this section shall prevent any town, city or borough
7 from adopting an ordinance governing the demolition of buildings
8 deemed to be unsafe. As used in this subsection, "unsafe building"
9 means a building that constitutes a fire hazard or is otherwise
10 dangerous to human life or the public welfare and "building official"
11 means the person appointed pursuant to section 29-260.

12 (c) (1) Any town, city or borough may, through its legislative body,
13 require all buildings greater than forty thousand square feet that qualify
14 as a new construction or a substantial renovation to demonstrate an
15 energy use at least ten per cent per square foot less than the energy use
16 permitted by the State Building Code, except that on and after January
17 1, 2024, the Commissioner of Administrative Services, in consultation
18 with the Commissioner of Energy and Environmental Protection, may

19 adopt regulations, in accordance with the provisions of chapter 54,
20 limiting such demonstrated energy use that towns, cities and boroughs
21 may require to a maximum per cent, not to exceed ten per cent, that is
22 cost effective over a thirty-year period, as determined by such
23 commissioners.

24 (2) Any town, city or borough that requires a demonstrated energy
25 use pursuant to this subsection shall inform the State Building Inspector
26 and the Commissioner of Energy and Environmental Protection of such
27 requirement.

28 (3) Any town, city or borough that requires a demonstrated energy
29 use pursuant to this subsection may authorize the building official to
30 accept a report from a licensed professional engineer as verification of
31 compliance with such requirement. The owner of a building subject to a
32 demonstrated energy use required by a town, city or borough pursuant
33 to this subsection may appeal a decision of the building official pursuant
34 to the procedure established in section 29-266.

35 (4) Notwithstanding the provisions of subdivision (1) of this
36 subsection, all buildings greater than forty thousand square feet that
37 qualify as a new construction or a substantial renovation shall satisfy
38 the requirements of subdivision (1) of this subsection if such buildings
39 are constructed in accordance with a nationally accepted green building
40 rating system, included in the state building code pursuant to
41 subsection (b) of section 29-256a, provided the State Building Inspector
42 and the Codes and Standards Committee determine such nationally
43 accepted green building rating system equals or exceeds the
44 demonstrated energy use requirements prescribed by subdivision (1) of
45 this subsection and provide such determination in writing.

This act shall take effect as follows and shall amend the following sections:		
Section 1	July 1, 2021	29-253

Statement of Legislative Commissioners:

In Section 1(c)(4), technical clarifying language was inserted for conformity with standard drafting conventions.

ET *Joint Favorable Subst. -LCO*