



General Assembly

February Session, 2022

Raised Bill No. 5428

LCO No. 2860



Referred to Committee on PLANNING AND DEVELOPMENT

Introduced by:
(PD)

***AN ACT CONCERNING BUILDING OFFICIALS, RESOURCES
RELATING TO THE ADMINISTRATION OF THE STATE BUILDING
CODE AND THE PROMOTION OF CAREERS IN RELATED FIELDS.***

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

1 Section 1. (NEW) (*Effective from passage*) (a) As used in this section:

2 (1) "Regional council of governments" means a regional council of
3 governments organized under the provisions of sections 4-124i to 4-
4 124p, inclusive, of the general statutes; and

5 (2) "Member" has the same meaning as provided in section 4-124i of
6 the general statutes.

7 (b) Not later than January 1, 2023, the Secretary of the Office of Policy
8 and Management shall establish a pilot program for the provision of
9 building inspection services on a regional basis.

10 (c) Any regional council of governments or combination of regional
11 councils of governments, may submit an application to the secretary, in
12 a form and manner prescribed by the secretary, for participation in such

13 program. The secretary shall select two such councils or combinations
14 of councils based on criteria established by the commissioner for such
15 purpose. The secretary shall, in developing such criteria, consider the
16 demonstrated (1) need for regional building inspection services in
17 particular areas of the state, (2) ability or inability of members to fulfill
18 the building inspection needs of their town, city or borough, (3)
19 commitment of members to providing building inspection services on a
20 regional basis, and (4) utilization by members of any apprenticeship
21 program relating to the administration of the State Building Code
22 administered by the Labor Department's office of apprenticeship
23 training.

24 (d) Not later than sixty days after a council or combination of councils
25 is selected for participation pursuant to subsection (a) of this section, the
26 secretary shall enter into a memorandum of understanding with such
27 council or councils for the operation of a regional building inspection
28 services pilot program. Such memorandum shall include, but need not
29 be limited to, the (1) hours of operation and staff required to operate
30 such program, (2) software to be used in the operation of such program,
31 (3) requirements for progress reports to be provided the secretary, and
32 (4) metrics that will be used to measure the success of such program.

33 (e) (1) Not later than January 1, 2024, and annually thereafter, each
34 regional council of governments or combination of regional councils of
35 governments selected for participation pursuant to subsection (a) of this
36 section shall submit to the Secretary of the Office of Policy and
37 Management a report on the measures taken by such council or councils
38 in the most recent calendar year under the regional building inspection
39 services pilot program, and measures intended or expected to be taken
40 by such council or councils in the current calendar year.

41 (2) Not later than February 1, 2024, and annually thereafter, the
42 Secretary of the Office of Policy and Management shall submit to the
43 joint standing committee of the General Assembly having cognizance of
44 matters relating to planning and development, in accordance with the
45 provisions of section 11-4a of the general statutes, a report on the status

46 of the regional building inspection services pilot program and any
47 recommendations for legislation concerning such pilot program.

48 Sec. 2. (*Effective from passage*) Not later than September 1, 2022, the
49 Secretary of the Office of Policy and Management shall convene a
50 working group to assist said secretary in the oversight and
51 administration of the regional building inspection services pilot
52 program established pursuant to section 1 of this act. The working
53 group shall consist of, but not be limited to, (1) the Commissioner of
54 Administrative Services, or the commissioner's designee, (2) the
55 Commissioner of Public Health, or the commissioner's designee, (3) the
56 Commissioner of Housing, or the commissioner's designee, (4) one
57 member of the joint standing committee of the General Assembly
58 having cognizance of matters relating to planning and development, (5)
59 one member of the joint standing committee of the General Assembly
60 having cognizance of matters relating to government administration
61 and elections, and (6) a representative of the Connecticut Building
62 Officials Association, designated by the president of the association.

63 Sec. 3. Section 4-66k of the 2022 supplement to the general statutes is
64 repealed and the following is substituted in lieu thereof (*Effective July 1,*
65 *2022*):

66 (a) There is established an account to be known as the "regional
67 planning incentive account" which shall be a separate, nonlapsing
68 account within the General Fund. The account shall contain any moneys
69 required by law to be deposited in the account. Except as provided in
70 subsection (e) of this section, moneys in the account shall be expended
71 by the Secretary of the Office of Policy and Management for the
72 purposes of first providing funding to regional planning organizations
73 in accordance with the provisions of subsections (b), (c) and (d) of this
74 section and then to providing grants under the regional performance
75 incentive program established pursuant to section 4-124s.

76 (b) For the fiscal year ending June 30, 2014, funds from the regional
77 planning incentive account shall be distributed to each regional

78 planning organization, as defined in section 4-124i, revision of 1958,
79 revised to January 1, 2013, in the amount of one hundred twenty-five
80 thousand dollars. Any regional council of governments that is
81 comprised of any two or more regional planning organizations that
82 voluntarily consolidate on or before December 31, 2013, shall receive an
83 additional payment in an amount equal to the amount the regional
84 planning organizations would have received if such regional planning
85 organizations had not voluntarily consolidated.

86 (c) For the fiscal years ending June 30, 2015, to June 30, 2021, inclusive,
87 funds from the regional planning incentive account shall be distributed
88 to each regional council of governments formed pursuant to section 4-
89 124j, in the amount of one hundred twenty-five thousand dollars plus
90 fifty cents per capita, using population information from the most recent
91 federal decennial census. Any regional council of governments that is
92 comprised of any two or more regional planning organizations, as
93 defined in section 4-124i, revision of 1958, revised to January 1, 2013,
94 that voluntarily consolidated on or before December 31, 2013, shall
95 receive a payment in the amount of one hundred twenty-five thousand
96 dollars for each such regional planning organization that voluntarily
97 consolidated on or before said date.

98 (d) (1) For the fiscal year ending June 30, 2022, and each fiscal year
99 thereafter, funds from the regional planning incentive account shall be
100 distributed to each regional council of governments formed pursuant to
101 section 4-124j, in the amount of one hundred eighty-five thousand five
102 hundred dollars plus sixty-eight cents per capita, using population
103 information from the most recent federal decennial census.

104 (2) Not later than July 1, 2021, and annually thereafter, each regional
105 council of governments shall submit to the secretary a proposal for
106 expenditure of the funds described in subdivision (1) of this subsection.
107 Such proposal may include, but need not be limited to, a description of
108 (A) functions, activities or services currently performed by the state or
109 municipalities that may be provided in a more efficient, cost-effective,
110 responsive or higher quality manner by such council, a regional

111 educational service center or similar regional entity; (B) anticipated cost
112 savings relating to the sharing of government services, including, but
113 not limited to, joint purchasing; (C) the standardization and alignment
114 of various regions of the state; or (D) any other initiatives that may
115 facilitate the delivery of services to the public in a more efficient, cost-
116 effective, responsive or higher quality manner.

117 (e) For the fiscal years ending June 30, 2023, to June 30, 2024, inclusive,
118 funds from the regional planning incentive account may be distributed
119 to regional councils of governments formed pursuant to section 4-124j,
120 selected to participate in the regional building inspection services pilot
121 program established pursuant to section 1 of this act, in the amount of
122 not more than two hundred fifty thousand dollars per selected council
123 or combination of councils.

124 [(e)] (f) There is established a regionalization subaccount within the
125 regional planning incentive account. If the Connecticut Lottery
126 Corporation offers online its existing lottery draw games through the
127 corporation's Internet web site, online service or mobile application, and
128 after any payment to the Connecticut Teachers' Retirement Fund Bonds
129 Special Capital Reserve Fund required pursuant to section 12-182, the
130 revenue from such online offering that exceeds an amount equivalent to
131 the costs of the debt-free community college program under section 10a-
132 174 shall be transferred to the subaccount, or, if such online offering is
133 not established, the amount provided under subsection (b) of section 364
134 of public act 19-117 for regionalization initiatives shall be deposited in
135 the subaccount. Moneys in the subaccount shall be expended only for
136 the purposes recommended by the task force established under section
137 4-66s.

138 Sec. 4. Section 29-260 of the general statutes is repealed and the
139 following is substituted in lieu thereof (*Effective July 1, 2022*):

140 (a) The chief executive officer of any town, city or borough, unless
141 other means are already provided, shall appoint an officer to administer
142 the code, [for a term of four years and until his successor qualifies and

143 quadrennially thereafter shall so appoint a successor.] Such officer shall
144 be known as the building official. Two or more communities may
145 combine in the appointment of a building official for the purpose of
146 enforcing the provisions of the code in the same manner. The chief
147 executive officer of any town, city or borough, upon the death,
148 disability, dismissal, retirement or revocation of licensure of the
149 building official, may appoint a licensed building official as the acting
150 building official for a single period not to exceed one hundred eighty
151 days.

152 (b) Unless otherwise provided by ordinance, charter or special act, a
153 local building official who fails to perform the duties of his office may
154 be dismissed by the local appointing authority and another person shall
155 be appointed in his place. [provided, prior to such dismissal, such local
156 building official shall be given an opportunity to be heard in his own
157 defense at a public hearing in accordance with subsection (c) of this
158 section.]

159 [(c) No local building official may be dismissed under subsection (b)
160 of this section unless he has been given notice in writing of the specific
161 grounds for such dismissal and an opportunity to be heard in his own
162 defense, personally or by counsel, at a public hearing before the
163 authority having the power of dismissal. Such public hearing shall be
164 held not less than five or more than ten days after such notice. Any
165 person so dismissed may appeal within thirty days following such
166 dismissal to the superior court for the judicial district in which such
167 town, city or borough is located. Service shall be made as in civil process.
168 The court shall review the record of such hearing and if it appears that
169 testimony is necessary for an equitable disposition of the appeal, it may
170 take evidence or appoint a referee or a committee to take such evidence
171 as the court may direct and report the same to the court with his or its
172 findings of fact, which report shall constitute a part of the proceedings
173 upon which the determination of the court shall be made. The court may
174 affirm the action of such authority or may set the same aside if it finds
175 that such authority acted illegally or abused its discretion.]

176 [(d)] (c) Each municipality shall become a member of the
177 International Code Council and shall pay the membership fee.

178 Sec. 5. (NEW) (*Effective from passage*) Not later than June 30, 2024, the
179 Commissioner of Administrative Services shall, in consultation with the
180 State Librarian and Connecticut Town Clerks Association, develop and
181 implement a process for the scanning or other digitization of records
182 relating to the administration of the State Building Code into a
183 searchable web-based public database. On and after July 1, 2024, the
184 commissioner shall maintain such database on the Internet web site of
185 the Department of Administrative Services.

186 Sec. 6. (NEW) (*Effective from passage*) The Commissioner of
187 Administrative Services shall, in consultation with the State Building
188 Inspector and the Connecticut Building Officials Association, study
189 options for developing a pathway to reciprocal licensure in this state for
190 building officials licensed in other jurisdictions. Not later than January
191 1, 2023, the commissioner shall submit a report, in accordance with the
192 provisions of section 11-4a of the general statutes, to the joint standing
193 committee of the General Assembly having cognizance of matters
194 relating to planning and development. Such report shall include the
195 commissioner's findings and legislative recommendations.

196 Sec. 7. (NEW) (*Effective from passage*) The Commissioners of
197 Administrative Services and Higher Education shall, in consultation
198 with the Connecticut Building Officials Association, study options for
199 (1) expanding coursework and programs in community colleges to
200 provide training to students pursuing careers as building officials, and
201 (2) financial and other incentives for such students to pursue such
202 careers. Not later than January 1, 2023, and annually thereafter, the
203 commissioners shall submit a report, in accordance with the provisions
204 of section 11-4a of the general statutes, to the joint standing committee
205 of the General Assembly having cognizance of matters relating to
206 planning and development. Such report shall include the
207 commissioners' findings and legislative recommendations.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>from passage</i>	New section
Sec. 2	<i>from passage</i>	New section
Sec. 3	<i>July 1, 2022</i>	4-66k
Sec. 4	<i>July 1, 2022</i>	29-260
Sec. 5	<i>from passage</i>	New section
Sec. 6	<i>from passage</i>	New section
Sec. 7	<i>from passage</i>	New section

Statement of Purpose:

To (1) establish a pilot program for the provision of building inspection services on a regional basis, (2) specify that building officials who fail to perform the duties of their office may be dismissed without opportunity for a public hearing, (3) require the Commissioner of Administrative Services to develop and implement a process for the digitization of records relating to the administration of the state building code, (4) require the Commissioner of Administrative Services to study options for reciprocal licensure of building officials from other jurisdictions, and (5) require the Commissioners of Administrative Services and Higher Education to study options to encourage community college students to pursue careers as building officials.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]