



General Assembly

**Substitute Bill No. 5621**

February Session, 2002

**AN ACT CONCERNING LICENSING OF ARCHITECTS AND  
CERTIFICATION OF BUILDINGS IN CERTAIN USE GROUPS.**

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

1 Section 1. Section 20-298 of the general statutes is repealed and the  
2 following is substituted in lieu thereof (*Effective October 1, 2002*):

3 The following activities are exempted from the provisions of this  
4 chapter: (1) The practice of engineering by a professional engineer  
5 licensed under the provisions of chapter 391, and the performance by  
6 such professional engineer of architectural work for which [he] such  
7 professional engineer is qualified by education and experience and  
8 which is incidental to [his] such professional engineer's engineering  
9 work; (2) the construction or alteration of a residential building to  
10 provide dwelling space for not more than two families, or of a private  
11 garage or other accessory building intended for use with such  
12 residential building, or of any farm building or structure for  
13 agricultural use; (3) the preparation of details and shop drawings by  
14 persons other than architects, for use in execution of the work of such  
15 persons, when buildings are designed in accordance with the  
16 requirements of this chapter; (4) the activities of employees of  
17 architects licensed in this state acting under the instructions, control or  
18 supervision of their employers; (5) the superintendence by builders, or  
19 properly qualified superintendents employed by such builders, of the  
20 construction or structural alteration of buildings or structures; (6) the

21 activities of officers and employees of any public utility corporation  
22 whose operations are under the jurisdiction of the Department of  
23 Public Utility Control; (7) the activities of officers and employees of the  
24 government of the United States while engaged in this state in the  
25 practice of architecture for said government; and (8) the making of  
26 plans and specifications for or supervising the erection of any building,  
27 [containing] any building addition or any alteration to an existing  
28 building, where the building, including any addition, contains less  
29 than five thousand square feet total area, [the making of plans and  
30 specifications for or supervising the erection of any addition  
31 containing less than five thousand square feet total area to any  
32 building, or the making of alterations to any existing buildings  
33 containing less than five thousand square feet total area,] provided (A)  
34 this subdivision shall not be construed to exempt from the provisions  
35 of this chapter [alterations in buildings of more than five thousand  
36 square feet total area, involving the safety or stability of such  
37 buildings] buildings of less than five thousand square feet total area of  
38 the use groups as defined in the State Building Code as follows:  
39 Assembly, educational, institutional, high hazard, transient residential,  
40 which includes hotels, motels, rooming or boarding houses,  
41 dormitories and similar buildings, and (B) the [areas] area specified in  
42 this subdivision [are] is to be calculated from the exterior dimensions  
43 of the outside walls of the building and shall include all occupiable  
44 floors or levels.

45 Sec. 2. Section 29-276c of the general statutes is repealed and the  
46 following is substituted in lieu thereof (*Effective October 1, 2002*):

47 (a) [Notwithstanding the provisions of chapter 390, if] If a proposed  
48 structure or addition is classified in any use group specified in  
49 subdivisions (1) to (3), inclusive, of subsection (b) of this section, the  
50 plans and specifications for such structure or addition shall be sealed  
51 by the licensed architect of record or professional engineer of record  
52 responsible for the design of the structure or addition. Such architect  
53 or engineer of record shall be retained and be responsible for the  
54 review of the implementation of the design of such structure or

55 addition including the review of shop drawings and the observation of  
56 construction. In the event such architect or engineer of record is unable  
57 to fulfill such review responsibilities, an additional architect or  
58 engineer shall be retained and the local building official shall be  
59 informed, in writing, of such retainer. If fabricated structural load-  
60 bearing members or assemblies are used in such construction, the  
61 licensed professional engineer responsible for the design of such  
62 members or assemblies shall be responsible for the implementation of  
63 said engineer's design by reviewing the fabrication process to ensure  
64 conformance with said engineer's design specifications and  
65 parameters.

66 (b) Prior to the issuance of a certificate of occupancy for a proposed  
67 structure or addition classified in any use group specified in  
68 subdivisions (1) to (3), inclusive, of this subsection, the local building  
69 official shall require a statement signed by the architect of record or the  
70 professional engineer of record responsible for the design of the  
71 structure or addition or the additional architect or professional  
72 engineer retained pursuant to subsection (a) of this section, and by the  
73 general contractor involved in the construction of such structure or  
74 addition affirming their professional opinion that the completed  
75 structure or addition is in substantial compliance with the approved  
76 plans and specifications on file with such building official. The use  
77 groups referred to in this section, as defined in the State Building  
78 Code, shall include: (1) Assembly, educational, institutional, high  
79 hazard, transient residential, which includes hotels, motels, rooming or  
80 boarding houses, dormitories or similar buildings, other than  
81 residential buildings designed to be occupied by one or more families,  
82 without limitation as to size or number of stories, (2) business, factory  
83 and industrial, mercantile, moderate and low hazard storage, having  
84 three stories or more or exceeding thirty thousand square feet total  
85 gross area, and (3) nontransient residential dwellings having more  
86 than sixteen units or twenty-four thousand square feet total gross area  
87 per building.

88 Sec. 3. Section 29-276b of the general statutes is repealed and the

89 following is substituted in lieu thereof (*Effective October 1, 2002*):

90 (a) For the purposes of this section, the term "threshold limit" shall  
91 apply to any structure or addition thereto (1) having four stories, (2)  
92 sixty feet in height, (3) with a clear span of one hundred fifty feet in  
93 width, (4) containing one hundred fifty thousand square feet of total  
94 gross floor area, or (5) with an occupancy of one thousand persons.

95 (b) The following use groups shall have the following additional  
96 threshold limits:

T1	Use Group	Threshold Limit
T2	I - Institutional	
T3	I-1 Residential care	150 beds or persons
T4	I-2 Incapacitated care	
T5	I-3 Restrained, jails	
T6	and asylums	
T7	R - Residential	
T8	R-1 Residential - hotel/motel	Single structure
T9		with 200 rooms
T10	R-2 Residential - multifamily	Single structure
T11		with 100 dwelling units
T12	S - Storage	Parking structures
T13		with 1,000 cars
T14	S-1 Moderate hazard	250,000 square feet
T15	S-2 Low hazard	250,000 square feet

97 (c) If a proposed structure or addition will exceed the threshold  
98 limit as provided in this section, the building official of the  
99 municipality in which the structure or addition will be located shall  
100 require that an independent structural engineering consultant review  
101 the structural plans and specifications of the structure or addition to be  
102 constructed to determine their compliance with the requirements of

103 the State Building Code to the extent necessary to assure the stability  
104 and integrity of the primary structural support systems of such  
105 structure or addition. Any modifications of approved structural plans  
106 or design specifications shall require shop drawings to the extent  
107 necessary to determine compliance with the requirements of the State  
108 Building Code and shall be reviewed by such consultant. Any fees  
109 relative to such review requirements shall be paid by the owner of the  
110 proposed building project. The building official may prequalify  
111 independent structural engineering consultants to perform the reviews  
112 required under this subsection. In the case of such a project, each  
113 general contractor and major subcontractor shall keep and maintain a  
114 daily construction log in a manner prescribed by the State Building  
115 Inspector. The building official shall, upon request, have access at all  
116 reasonable times to such log. If a structure or addition exceeds the  
117 threshold limit, the architect of record, professional engineer of record  
118 responsible for the design of the structure or addition and general  
119 contractor involved in such project shall sign a statement of  
120 professional opinion affirming that the completed construction is in  
121 substantial compliance with the approved plans and design  
122 specifications. If fabricated structural load-bearing members and  
123 assemblies are used in such construction, the professional engineer  
124 licensed in accordance with chapter 391 responsible for the design of  
125 such members or assemblies shall sign a statement of professional  
126 opinion affirming that the completed fabrication is in substantial  
127 compliance with the approved design specifications.

128 (d) The building official of the municipality in which the structure  
129 or addition will be located shall satisfy himself that each architect,  
130 professional engineer, general contractor and major subcontractor  
131 involved in the project holds a license to engage in the work or  
132 occupation for which the appropriate building permit has been issued.  
133 If fabricated structural load-bearing members or assemblies will be  
134 used in such construction, the building official shall satisfy himself that  
135 each professional engineer responsible for the design of such members  
136 or assemblies holds a license issued in accordance with the provisions

137 of chapter 391.

138 [(e) Any person, firm or corporation proposing to construct a  
139 structure or addition which will exceed the threshold limit as provided  
140 in this section shall give written notice to the building official of the  
141 municipality in which the structure or addition is to be located of its  
142 intent at least ninety days prior to its filing an application for a  
143 building permit.]

144 [(f)] (e) (1) On and after January 1, 1990, any person, firm or  
145 corporation which performs testing of construction materials or  
146 structures, except any person, firm or corporation licensed under the  
147 provisions of chapter 391, may be designated by the building official or  
148 engineering consultant to perform such testing only if its facility has  
149 received and maintains accreditation by the national voluntary  
150 laboratory accreditation program of the National Institute of Standards  
151 and Technology. Each such person, firm or corporation shall have a  
152 professional engineer licensed in accordance with the provisions of  
153 chapter 391 certify tests and reports as required.

154 (2) Not later than July 1, 1991, the Commissioner of Consumer  
155 Protection, in consultation with the Board of Examiners for  
156 Professional Engineers and Land Surveyors, shall adopt regulations in  
157 accordance with the provisions of chapter 54 establishing standards for  
158 the testing of construction materials and structures by any person, firm  
159 or corporation licensed under the provisions of chapter 391, criteria for  
160 its facility, including reinspection of such facility, and qualifications for  
161 persons performing such testing, which shall conform at a minimum to  
162 such standards, criteria and qualifications as required by the national  
163 voluntary laboratory accreditation program. On and after July 1, 1991,  
164 any person, firm or corporation licensed under the provisions of  
165 chapter 391 which performs testing of construction materials or  
166 structures may be designated by the building official or engineering  
167 consultant to perform such testing only if its facility meets the criteria  
168 established in regulations adopted under this subdivision. A  
169 professional engineer licensed in accordance with the provisions of

170 chapter 391 shall certify tests and reports as required.

This act shall take effect as follows:	
Section 1	<i>October 1, 2002</i>
Sec. 2	<i>October 1, 2002</i>
Sec. 3	<i>October 1, 2002</i>

**GL**      *Joint Favorable Subst.-LCO*

**PD**      *Joint Favorable*

**PS**      *Joint Favorable*