



# House of Representatives

General Assembly

**File No. 418**

February Session, 2004

Substitute Senate Bill No. 152

*House of Representatives, April 1, 2004*

The Committee on Environment reported through REP. WIDLITZ of the 98th Dist., Chairperson of the Committee on the part of the House, that the substitute bill ought to pass.

## **AN ACT CONCERNING REQUIREMENTS FOR SCHOOL ROOFING PROJECTS.**

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

1 Section 1. Subsection (b) of section 10-291 of the general statutes, as  
2 amended by section 30 of public act 03-76 and section 6 of public act  
3 03-220, is repealed and the following is substituted in lieu thereof  
4 (*Effective from passage*):

5 (b) The Department of Education shall not approve a school  
6 building project plan or site, as applicable, if:

7 (1) The site is in an area of moderate or high radon potential, as  
8 indicated in the Department of Environmental Protection's Radon  
9 Potential Map, or similar subsequent publications, except where the  
10 school building project plan incorporates construction techniques to  
11 mitigate radon levels in the air of the facility;

12 (2) The plans incorporate new roof construction or total replacement

13 of an existing roof and do not provide for the following: (A) A  
14 minimum roof pitch of one-half inch per foot, except that for a total  
15 replacement of an existing roof, the Commissioner of Education may  
16 permit the minimum roof pitch to be reduced to one-quarter inch per  
17 foot if the commissioner finds, based upon written certification from a  
18 licensed architect or engineer provided by the town or regional board  
19 of education, that (i) such reduction of roof pitch will not impede  
20 drainage or cause pooling of water that may leak into the building to a  
21 greater degree than that of a roof of a minimum roof pitch of one-half  
22 inch per foot, (ii) the cost of replacing the roof with a minimum roof  
23 pitch of one-half inch per foot would substantially exceed the cost of  
24 replacing the roof with a minimum roof pitch of one-quarter inch per  
25 foot, (iii) the time needed to replace the roof with a minimum roof  
26 pitch of one-half inch per foot would be substantially longer than the  
27 time needed to replace the roof with a minimum roof pitch of one-  
28 quarter inch per foot, and (iv) the existing building would not support  
29 a roof with a roof pitch of one-half inch per foot without a substantial  
30 rebuilding of the existing building. (B) a minimum twenty-year  
31 unlimited manufacturer's guarantee for water tightness covering  
32 material and workmanship on the entire roofing system, (C) the  
33 inclusion of vapor retarders, insulation, bitumen, felts, membranes,  
34 flashings, metals, decks and any other feature required by the roof  
35 design, and (D) that all manufacturer's materials to be used in the  
36 roofing system are specified to meet the latest standards for individual  
37 components of the roofing systems of the American Society for Testing  
38 and Materials;

39 (3) In the case of a major alteration, renovation or extension of a  
40 building to be used for public school purposes, the plans do not  
41 incorporate the guidelines set forth in the Sheet Metal and Air  
42 Conditioning Contractors National Association's publication entitled  
43 "Indoor Air Quality Guidelines for Occupied Buildings Under  
44 Construction" or similar subsequent publications; or

45 (4) In the case of a new construction, extension, renovation or  
46 replacement, the plans do not include a plan that the building

47 maintenance staff responsible for such facility are trained or are  
 48 receiving training or that the applicant plans to provide training in the  
 49 appropriate areas of plant operations including, but not limited to,  
 50 heating, ventilation and air conditioning systems pursuant to section  
 51 10-231e, with specific training relative to indoor air quality.

52 Sec. 2. (*Effective from passage*) Not later than June 30, 2004, any town  
 53 or regional board of education that on or after July 1, 2003, but before  
 54 the effective date of this section, (1) had plans approved by the  
 55 Department of Education for a total replacement of an existing roof, or  
 56 (2) submitted such plans as part of the school building project plan  
 57 approval process described in section 10-291 of the general statutes, as  
 58 amended by this act, may request an amendment to such plans  
 59 allowing for a reduction in roof pitch in accordance with the  
 60 procedures set forth in subparagraph (A) of subdivision (2) of  
 61 subsection (b) of said section 10-291.

62 Sec. 3. (*Effective from passage*) Not later than January 1, 2005, the  
 63 Department of Education shall submit a report, in accordance with  
 64 section 11-4a of the general statutes, to the joint standing committees of  
 65 the General Assembly having cognizance of matters relating to  
 66 education and the environment, which report shall contain the number  
 67 of town or regional boards of education that have requested an  
 68 allowance for a reduction in roof pitch in accordance with the  
 69 procedures set forth in subparagraph (A) of subdivision (2) of  
 70 subsection (b) of section 10-291 of the general statutes, as amended by  
 71 this act, and the number of such requests granted by the Department  
 72 of Education.

This act shall take effect as follows:	
Section 1	<i>from passage</i>
Sec. 2	<i>from passage</i>
Sec. 3	<i>from passage</i>

**ENV** Joint Favorable Subst.

The following fiscal impact statement and bill analysis are prepared for the benefit of members of the General Assembly, solely for the purpose of information, summarization, and explanation, and do not represent the intent of the General Assembly or either House thereof for any purpose:

**OFA Fiscal Note**

**State Impact:**

Agency Affected	Fund-Effect	FY 05 \$	FY 06 \$
Education, Dept.	GF - None	None	None

Note: GF=General Fund

**Municipal Impact:**

Municipalities	Effect	FY 05 \$	FY 06 \$
All Municipalities	Savings	Potential	Potential

**Explanation**

This bill results in a potential savings to local and regional school districts as it allows districts to replace an existing roof with one sloped at a minimum pitch of one-quarter inch per foot rather than one-half inch per foot if certain conditions are met. These conditions in essence require the lower pitch to be more cost effective yet still result in sufficient drainage. Since it is unknown how many districts may apply for the waiver of the steeper pitch no exact savings can be calculated.

The reporting requirements in the bill for the State Department of Education are minimal in nature and can be accommodated within existing resources.

**OLR Bill Analysis**

sSB 152

**AN ACT CONCERNING REQUIREMENTS FOR SCHOOL ROOFING PROJECTS.****SUMMARY:**

This bill allows the education commissioner to reduce the minimum roof pitch in school construction project plans submitted for the total replacement of existing roofs, if certain conditions are met. It also provides a window for towns and regional boards of education to apply to reduce the roof-pitch in plans that have already been submitted or approved. Finally, the bill requires a report on the number of reductions sought and granted under this provision.

EFFECTIVE DATE: Upon passage

**MINIMUM ROOF PITCH REQUIREMENTS FOR TOTAL REPLACEMENT OF EXISTING ROOFS**

Current law prohibits the State Department of Education (SDE) from approving a school building project plan that incorporates new roof construction or total replacement of an existing roof if it does not provide for a minimum roof pitch of one-half inch per foot. The bill reduces the minimum pitch for total replacement of an existing roof to one-quarter inch per foot with the education commissioner's approval.

The commissioner can approve this reduction only if a town or regional board of education provides written certification from a licensed architect or engineer that all of the following conditions have been met:

1. the flatter roof will not be more likely than the steeper roof to impede drainage or cause pooling of water that may leak into the building;
2. it would cost substantially more and take substantially longer to replace the roof with the steeper pitch; and
3. the existing building would require substantial construction to support the roof with the steeper pitch.

**PLANS SUBMITTED OR APPROVED SINCE JULY 1, 2003**

The bill allows towns or regional boards of education that have submitted or had total existing roof replacement project plans approved since July 1, 2003 to apply to the education commissioner before June 30, 2004 to reduce the roof pitch in their plans. July 1, 2003 is the date the current minimum roof pitch requirements took effect.

**REPORT TO THE GENERAL ASSEMBLY**

The bill requires the SDE to report to the Education and Environment committees by January 1, 2005 on the number of boards of education that have requested a reduction in the roof-pitch requirement and the number of requests it has granted.

**BACKGROUND*****Legislative History***

The Senate passed the bill (File 20) on March 3. The House referred the bill to the Environment committee on March 9. On March 17, the committee reported a substitute adding the roof support requirement (#3) for receiving the reduction in roof-pitch and requiring a report to General Assembly.

**COMMITTEE ACTION**

## Education Committee

Joint Favorable Substitute

Yea 22    Nay 1

## Environment Committee

Joint Favorable Substitute

Yea 26    Nay 1