



HOME BUILDERS ASSOCIATION OF CONNECTICUT, INC.

3 Regency Drive, Suite 204, Bloomfield, CT 06002
Tel: 860-216-5858 Fax: 860-206-8954 Web: www.hbact.org

*Your Home
Is Our
Business*

February 22, 2011

To: Senator Joan Hartley, Co-Chairman
Representative Steve Dargan, Co-Chairman
Members of the Public Safety and Security Committee

From: Bill Ethier, Chief Executive Officer

Re: **House Bill 5495, An Act Establishing a Deconstruction Permitting Process**

The HBA of Connecticut is a professional trade association with 1,100 member firms statewide, employing tens of thousands of Connecticut citizens. Our members, all small businesses, are residential and commercial builders, land developers, home improvement contractors, trade contractors, suppliers and those businesses and professionals that provide services to our diverse industry. Our members build 70% to 80% of all new homes and apartments in the state each year.

We express strong reservations regarding HB 5495 because it unnecessarily duplicates, rather than amends, existing licenses and permit processes for building demolitions.

The wording of HB 5495 mirrors section 29-402 of the general statutes for demolition licenses. Yet HB 5495 establishes an entire new licensing program with which contractors must comply. **Therefore, contractors in the business of demolition and deconstruction of buildings would have to obtain two licenses and pay twice.** For class B licenses, i.e., dealing with smaller buildings and using smaller equipment, that amounts to \$440 for each license, plus renewal fees. For class A licenses, i.e., dealing with larger buildings and using larger equipment, that amounts to \$940 for each license, plus renewal fees. **We urge you to not create more regulations and to solve the underlying issue in a much simpler way (see below).**

We presume that there was an issue in the New Haven area, given the bill's sponsors, where a distinction was made between demolition and the deconstruction of a building. If that is the case, the simplest statutory fix is to add to section 29-402 a definition of "deconstruction" and make it clear that the demolition license required by the law includes deconstruction. We offer the following as substitute language, striking all of HB 5495 and replacing it with: Add to section 29-402, a new subsection (d), i.e., "(d) Demolition under this section includes deconstruction. For purposes of this section 'deconstruction' means the practice of disassembling a building in such a way that materials, such as joists, flooring, siding, and fixtures can be recycled or reused for new construction."

We urge you to consider the substitute language above and not create a new, unnecessary licensing program to deal with this issue. Thank you for the opportunity to comment on this legislation.

"Leading Our Members to Professional Excellence."

Serving the Residential Development & Construction Industry Through Advocacy, Education & Networking