General Assembly **Substitute Bill No. 7119**

January Session, 2025

* H B 0 7 1 1 9 P S 0 3 1 8 2 5 *

AN ACT CONCERNING THE STATE FIRE PREVENTION CODE, THE STATE FIRE SAFETY CODE, THE REPORTING OF IDENTIFYING INFORMATION, THE STATE BUILDING CODE, ORDERS OF BUILDING INSPECTORS AND LOCAL FIRE MARSHALS AND ELEVATOR INSPECTIONS.

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

Section 1. Subsection (a) of section 29-349 of the general statutes is repealed and the following is substituted in lieu thereof (*Effective from passage*):

(a) The Commissioner of Emergency Services and Public Protection shall have exclusive jurisdiction **[**in the preparation of and may enforce reasonable regulations for**]** over explosives and blasting agents. The commissioner shall adopt regulations, in accordance with the provisions of chapter 54, regarding the safe and convenient storage, transportation and use of explosives and blasting agents used in connection therewith. **[**, which**]** Such regulations shall (1) deal in particular with the quantity and character of explosives and blasting agents to be stored, transported and used, the proximity of such storage to inhabited dwellings or other occupied buildings, public highways and railroad tracks, the character and construction of suitable magazines for such storage, protective measures to secure such stored explosives and blasting agents and the abatement of any hazard that

may arise incident to the storage, transportation or use of such explosives and blasting agents, and (2) be consistent with the State Fire Prevention Code.

Sec. 2. Subsection (b) of section 29-357 of the general statutes is repealed and the following is substituted in lieu thereof (*Effective from passage*):

(b) The Commissioner of Emergency Services and Public Protection shall have exclusive jurisdiction over fireworks and the indoor use of pyrotechnics, sparklers and fountains for special effects. Said commissioner shall adopt **[**reasonable**]** regulations, in accordance with the provisions of chapter 54, which shall (1) establish a procedure for the granting of permits for supervised displays of fireworks or for the indoor use of pyrotechnics, sparklers and fountains for special effects by municipalities, fair associations, amusement parks, other organizations or groups of individuals or artisans in pursuit of their trade, and (2) be consistent with the State Fire Prevention Code. Such permit may be issued upon application to said commissioner and after **[**(1)**]** (A) inspection of the site of such display or use by the local fire marshal to determine compliance with the requirements of such regulations, and **[**(2)**]** (B) approval of the chiefs of the police and fire departments, or, if there is no police or fire department, of the first selectman, of the municipality wherein the display is to be held as is provided in this section. No such display shall be handled or fired by any person until such person has been granted a certificate of competency by the Commissioner of Emergency Services and Public Protection, in respect to which a fee of two hundred dollars shall be payable to the State Treasurer when issued and which may be renewed every three years upon payment of a fee of one hundred ninety dollars payable to the State Treasurer, provided such certificate may be suspended or revoked by said commissioner at any time for cause. Such certificate of competency shall attest to the fact that such operator is competent to fire a display. Such display shall be of such a character and so located, discharged or fired as in the opinion of the chiefs of the police and fire departments or such selectman, after proper inspection, will not be hazardous to

property or endanger any person or persons. In an aerial bomb, no salute, report or maroon may be used that is composed of a formula of chlorate of potash, sulphur, black needle antimony and dark aluminum. Formulas that may be used in a salute, report or maroon are as follows: **[**(A)**]** (i) Perchlorate of potash, black needle antimony and dark aluminum, and **[**(B)**]** (ii) perchlorate of potash, dark aluminum and sulphur. No high explosive such as dynamite, fulminate of mercury or other stimulator for detonating shall be used in any aerial bomb or other pyrotechnics. Application for permits shall be made in writing at least fifteen days prior to the date of display, on such notice as the Commissioner of Emergency Services and Public Protection by regulation prescribes, on forms furnished by the commissioner, and a fee of one hundred dollars shall be payable to the State Treasurer with each such application. After such permit has been granted, sales, possession, use and distribution of fireworks for such display shall be lawful for that purpose only. No permit granted hereunder shall be transferable. Any permit issued under the provisions of this section may be suspended or revoked by the Commissioner of Emergency Services and Public Protection or the local fire marshal for violation by the permittee of any provision of the general statutes, any regulation or any ordinance relating to fireworks.

Sec. 3. Subsection (a) of section 29-357a of the general statutes is repealed and the following is substituted in lieu thereof (*Effective from passage*):

(a) The Commissioner of Emergency Services and Public Protection shall have exclusive jurisdiction over supervised displays of special effects produced by pyrotechnics or flame producing devices. Said commissioner shall adopt regulations, in accordance with the provisions of chapter 54, which shall (1) establish a procedure for the granting of permits for supervised displays of special effects produced by pyrotechnics, including sparklers and fountains, or flame producing devices by municipalities, fair associations, amusement parks, other organizations or groups of individuals or artisans in pursuit of their trade, **[**. Such regulations shall**]** (2) include provisions for determining

the competency of persons intending to discharge or fire such special effects, and (3) be consistent with the State Fire Prevention Code. Such regulations shall not apply to ceremonial activities that include minimal use of pyrotechnics or flame producing devices.

Sec. 4. Subsection (a) of section 29-367 of the general statutes is repealed and the following is substituted in lieu thereof (*Effective from passage*):

(a) The Commissioner of Emergency Services and Public Protection shall have exclusive jurisdiction over rockets propelled by rocket motors. Said commissioner shall adopt **[**, and may amend, reasonable**]** regulations, in accordance with the provisions of chapter 54, concerning the safe design, construction, manufacture, testing, certification, storage, sale, shipping, operation and launching of rockets propelled by rocket motors, including, but not limited to, solid, liquid and cold propellant, hybrid, steam or pressurized liquid rocket motors. Such regulations shall (1) include provisions for the prevention of injury to life and damage to property and protection of hazards incident to the design, construction, manufacture, testing, storage, sale, shipping, operation and launching of such rockets, and (2) be consistent with the State Fire Prevention Code. The commissioner shall enforce such regulations.

Sec. 5. Subsections (b) and (c) of section 29-291a of the general statutes are repealed and the following is substituted in lieu thereof (*Effective from passage*):

(b) There is established an advisory committee consisting of **[**nine**]** eleven persons appointed by the State Fire Marshal. The State Fire Marshal shall appoint (1) two members selected from a list of individuals submitted by the Codes and Standards Committee from the membership of said committee, **[**and**]** (2) seven members representing local fire marshals, deputy fire marshals and fire inspectors selected from a list of individuals submitted by the Connecticut Fire Marshals Association, and (3) two members selected from a list of individuals submitted by the Fire and Explosion Investigation Unit of the Division

of State Police within the Department of Emergency Services and Public Protection.

(c) The State Fire Marshal or the Commissioner of Emergency Services and Public Protection, as appropriate, may issue official interpretations of the State Fire Prevention Code **[**, including interpretations of the applicability of any provision of the code,**]** upon the request of any person. The State Fire Marshal and the Commissioner of Emergency Services and Public Protection shall jointly compile and index each interpretation and shall publish such interpretations at periodic intervals not exceeding four months.

Sec. 6. Section 47a-6a of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2025*):

(a) As used in this section: **[**,**]**

(1) **[**"address"**]** "Address" means a location as described by the full street number, if any, the street name, the city or town, and the state, and not a mailing address such as a post office box; **[**,**]**

(2) **[**"dwelling unit"**]** "Dwelling unit" means any house or building, or portion thereof, which is rented, leased or hired out to be occupied, or is arranged or designed to be occupied, or is occupied, as the home or residence of one or more persons, living independently of each other, and doing their cooking upon the premises, and having a common right in the halls, stairways or yards; **[**,**]**

(3) **[**"agent in charge"**]** "Agent in charge" or "agent" means **[**one**]** an individual who manages real **[**estate**]** property, including, but not limited to, the collection of rents and supervision and maintenance of such property, including for the purpose of compliance with state law and local codes;

(4) **[**"controlling participant"**]** "Controlling participant" means an individual **[**that**]** who exercises day-to-day financial or operational control; **[**, and**]**

(5) **[**"project-based housing provider"**]** "Project-based housing provider" means a property owner who contracts with the United States Department of Housing and Urban Development to provide housing to tenants under the federal Housing Choice Voucher Program, 42 USC 1437f(o);

(6) "Identifying information" means proof of an individual's name, date of birth, current residential address, motor vehicle operator's license number or other identification number issued by any government agency or entity;

(7) "Nonresident owner" means an individual, corporation, partnership, trust or other legally recognized entity who does not reside at rental real property and who is (A) an owner, as defined in section 47a-1, of such real property, or (B) the controlling participant of the entity that owns such real property; and

(8) "Population" means the number of persons according to the most recent federal decennial census.

(b) Any municipality may, and any municipality with a population of twenty-five thousand or more shall, require the nonresident owner or project-based housing provider of occupied or vacant rental real property to report to the tax assessor, or other municipal **[**office**]** officer designated by the municipality, the current residential address of the nonresident owner or project-based housing provider of such property, if the nonresident owner or project-based housing provider is an individual, or the current residential address of the agent in charge of the building, if the nonresident owner or project-based housing provider is a corporation, partnership, trust or other legally recognized entity owning rental real property in the state. If the nonresident **[**owners**]** owner or project-based housing **[**providers are**]** provider is a corporation, partnership, trust or other legally recognized entity owning rental real property in the state, such report shall also include identifying information and the current residential address of each controlling participant associated with the property. If such residential

address changes, notice of the new residential address shall be provided by such nonresident owner, project-based housing provider or agent in charge of the building to the office of the tax assessor or other designated municipal office not more than twenty-one days after the date that the address change occurred. If the nonresident owner, project-based housing provider or agent fails to file an address under this section, the address to which the municipality mails property tax bills for the rental real property shall be deemed to be the nonresident owner, project-based housing provider or agent's current address. Such address may be used for compliance with the provisions of subsection **[**(c)**]** (d) of this section.

(c) In addition to the residential address required pursuant to subsection (b) of this section, any municipality with a population of twenty-five thousand or more shall require the nonresident owner, project-based housing provider or agent in charge, as applicable, to report to the tax assessor, or other municipal officer designated by the municipality, accurate identifying information concerning such nonresident owner, project-based housing provider or agent in charge.

[(c)**]** (d) Service of state or municipal orders relating to maintenance of such rental real property or compliance with state law and local codes concerning such real property directed to the nonresident owner, project-based housing provider or agent at the address on file, or deemed to be on file in accordance with the provisions of this section, shall be sufficient proof of service of notice of such orders in any subsequent criminal or civil action against the owner, project-based housing provider or agent for failure to comply with the orders. The provisions of this section shall not be construed to limit the validity of any other means of giving notice of such orders that may be used by the state or **[**such**]** a municipality.

[(d)**]** (e) Any person who violates any provision of this section shall have committed **[**an infraction**]** a violation and shall be fined not less than two hundred fifty dollars nor more than one thousand dollars.

[(e)**]** (f) Any report provided to a tax assessor pursuant to subsection (b) or (c) of this section **[**on or after October 1, 2023,**]** shall be confidential and shall not be disclosed under chapter 14.

Sec. 7. Subsection (a) of section 47a-7 of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2025*):

(a) A landlord shall: (1) Comply with the requirements of chapter 368o and all applicable building and housing codes materially affecting health and safety of both the state or any political subdivision thereof; (2) make all repairs and do whatever is necessary to put and keep the premises in a fit and habitable condition, except where the premises are intentionally rendered unfit or uninhabitable by the tenant, a member of **[**his**]** such tenant's family or other person on the premises with **[**his**]** such tenant's consent, in which case such duty shall be the responsibility of **[**the**]** such tenant; (3) keep all common areas of the premises in a clean and safe condition; (4) maintain in good and safe working order and condition all electrical, plumbing, sanitary, heating, ventilating and other facilities and appliances and elevators, supplied or required to be supplied by him; (5) provide and maintain appropriate receptacles for the removal of ashes, garbage, rubbish and other waste incidental to the occupancy of the dwelling unit and arrange for their removal; **[**and**]** (6) supply running water and reasonable amounts of hot water at all times and reasonable heat except if the building which includes the dwelling unit is not required by law to be equipped for that purpose or if the dwelling unit is so constructed that heat or hot water is generated by an installation within the exclusive control of the tenant or supplied by a direct public utility connection; and (7) comply with the requirements of section 47a-6a, as amended by this act.

Sec. 8. Section 29-254a of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2025*):

Any person who violates any provision of the State Building Code shall, (1) for the first offense, be fined not less than two hundred dollars

[or**]** nor more than one thousand dollars or imprisoned not more than six months, or both, and (2) for any subsequent offense, be fined not less than five hundred dollars nor more than two thousand dollars or imprisoned not more than six months, or both.

Sec. 9. Subsection (e) of section 29-291c of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2025*):

(e) In addition to the fine prescribed in subsection (a) of this section, any person who violates any provision of the State Fire Prevention Code or Fire Safety Code shall, (1) for a first offense, be fined not less than two hundred dollars **[**or**]** nor more than one thousand dollars or be imprisoned not more than six months, or both, and (2) for any subsequent offense, be fined not less than five hundred dollars nor more than two thousand dollars or be imprisoned not more than six months, or both.

Sec. 10. Section 29-394 of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2025*):

Any person who, by himself or his agent, fails to comply with the written order of a building inspector for the provision of additional exit facilities in a building, the repair or alteration of a building or the removal of a building or any portion thereof, shall, (1) for a first offense, be fined not less than two hundred dollars nor more than one thousand dollars or imprisoned not more than six months, or both, and (2) for any subsequent offense, be fined not less than five hundred dollars nor more than two thousand dollars or imprisoned not more than six months, or both.

Sec. 11. Subsection (a) of section 29-306 of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2025*):

(a) (1) When the local fire marshal ascertains that there exists in any building, or upon any premises, **[**(1)**]** (A) combustible or explosive

matter, dangerous accumulation of rubbish or any flammable material especially liable to fire, that is so situated as to endanger life or property, **[**(2)**]** (B) obstructions or conditions that present a fire hazard to the occupants or interfere with their egress in case of fire, or **[**(3)**]** (C) a condition in violation of the statutes relating to fire prevention or safety, or any regulation made pursuant thereto, the remedy of which requires construction or a change in structure, the local fire marshal shall order such materials to be immediately removed or the conditions remedied by the owner or occupant of such building or premises. Any such removal or remedy shall be in conformance with all building codes, ordinances, rules and regulations of the municipality involved.

(2) Any person, **[**firm or**]** corporation, partnership, trust or other legal entity which violates any provision of this subsection shall, for a first offense, be fined **[**not more than one**]** two hundred fifty dollars **[**or be imprisoned not more than three months, or both, and, in addition, may be fined fifty dollars a day for each day's continuance of each violation, to be recovered in a proper action in the name of the state**]** and, for a subsequent offense, be guilty of a class A misdemeanor.

Sec. 12. (NEW) (*Effective October 1, 2025*) The State Building Inspector and the Codes and Standards Committee shall, jointly, with the approval of the Commissioner of Administrative Services, include in the amendments to the State Building Code next adopted after October 1, 2025, provisions that:

(1) Allow a residential building consisting of not more than six stories and containing less than twenty-five dwelling units to install and maintain a passenger elevator that is of sufficient size to accommodate two persons, one of whom uses a wheelchair; and

(2) Define the terms "high tunnels" and "hoop homes" and classify such high tunnels and hoop homes as temporary agricultural structures.

Sec. 13. Section 29-253 of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2025*):

(a) **[**The**]** Except as provided in subsection (b) of this section, the State Building Code, including any amendment to said code adopted by the State Building Inspector and the Codes and Standards Committee, shall be the building code for all towns, cities and boroughs.

(b) Not later than July 1, 2026, the State Building Inspector and the Codes and Standards Committee shall jointly develop and promulgate a model ordinance that establishes a set of energy-efficiency requirements with respect to buildings or building projects that are more stringent than the energy-efficiency requirements of the State Building Code. Said inspector and committee shall consider input from the public and interested parties in the process of developing such model ordinance. A town, city or borough may, by ordinance, adopt such model ordinance and the adopted ordinance shall supersede the energy-efficiency requirements of the State Building Code. The remaining provisions of the State Building Code shall apply to such town, city or borough.

[(b)**]** (c) Nothing in this section shall prevent any town, city or borough from adopting an ordinance governing the demolition of buildings deemed to be unsafe. As used in this subsection, "unsafe building" means a building that constitutes a fire hazard or is otherwise dangerous to human life or the public welfare.

Sec. 14. Section 29-195 of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2025*):

[Each**]** (a) Except as provided in subsection (b) of this section, each elevator or escalator shall be thoroughly inspected by a department elevator inspector at least once each eighteen months, except elevators located in private residences shall be inspected upon the request of the owner. More frequent inspections of any elevator or escalator shall be made if the condition thereof indicates that additional inspections are necessary or desirable.

(b) Each elevator at a privately owned multifamily housing project, as defined in section 29-453a, shall be thoroughly inspected by a

department elevator inspector at least once each twelve months. For each such inspection, the department elevator inspector shall submit a report to the State Building Inspector that describes the status of each elevator at such housing project, describes the status of any elevator repair and estimates the duration of time during which any inoperable elevator at such housing project is expected to remain inoperable.

This act shall take effect as follows and shall amend the following sections:		
Section 1	*from passage*	29-349(a)
Sec. 2	*from passage*	29-357(b)
Sec. 3	*from passage*	29-357a(a)
Sec. 4	*from passage*	29-367(a)
Sec. 5	*from passage*	29-291a(b) and (c)
Sec. 6	*October 1, 2025*	47a-6a
Sec. 7	*October 1, 2025*	47a-7(a)
Sec. 8	*October 1, 2025*	29-254a
Sec. 9	*October 1, 2025*	29-291c(e)
Sec. 10	*October 1, 2025*	29-394
Sec. 11	*October 1, 2025*	29-306(a)
Sec. 12	*October 1, 2025*	New section
Sec. 13	*October 1, 2025*	29-253
Sec. 14	*October 1, 2025*	29-195

PS *Joint Favorable Subst.*