# CODES AND STANDARDS COMMITTEE
# CODES AMENDMENT SUBCOMMITTEE
# MEETING MINUTES

## May 22, 2024

A meeting of the Codes Amendment Subcommittee of the Codes and Standards Committee was held on-line using Microsoft Teams Meeting platform. The Chair called the meeting to order at 1:50 PM.

**CAS in Attendance:** John Butkus, AIA, Architect
Johnny Carrier, Residential Contractor
Anthony Cinicola, Building Official
Paul Costello, Electric Trades
Hank Cullinane, HVAC Trades
Terry Deveney, Builder – Nonresidential
Thomas DiBlasi, PE, Structural
Louis Free, AIA, Architect, CAS Chair
Donald Harwood, Public Member
Timothy Mikloiche, Electrical Contractor
Illona Prosol, PE, Fire Protection Engineer
Fred Wajcs, Jr., Public Member
William Zoeller, RA, Energy Efficiency

**DAS in Attendance:** William Abbott, OSFM, State Fire Marshal
Anthony Arborio, DAS Construction Services, Building Official
Royal Brooks, DAS Construction Services, Building Official
Michael Fuschi, DAS Construction Services, Building Official Supervisor
Danielle Hart, DAS Construction Services, Administrative Staff
David Woods, OSFM, Fire & Life Safety Supervisor

**Also Present:**
Abigail Brown
Joseph Cassidy
Jason Clegg
Roman Kuzmicki
Eric Lacey
Jeffery Mang
Thomas Manning
John Murphy
Roger Nelson
Josha Rucker
T. Sebastian
Walter Summers
Dominique Taudin
Patrick Walsh
Joel Whitten

## 1. CAS MINUTES

a. No CAS meeting minutes to approve.

## 2. COMMUNICATIONS

The following correspondence has been acknowledged as being received by the CAS since the last CAS meeting.

a. Proposed Change of the Connecticut State Building Code received from Judith Rothschild, J.D. dated April 10, 2024 related to the adoption of the 2021 ICC International Property Maintenance Code (IPMC) as part of the State Building Code. This document has been logged by DAS on May 8, 2024 as Code Change Proposal Number CCP25-053-BC-ICC-IMPC.

b. Proposed Change of the Connecticut State Building Code received from Lincoln White, Town of Glastonbury dated April 25, 2024 related to IBC Chapter 35 – Reference Standards, ICC IFC-24 (ADD) 312 (IFC Section 312 Vehicle Impact Protection). This document has been logged by DAS on May 8, 2024 as Code Change Proposal Number CCP25-054-BC-IBC.

c. Correspondence received from Lori Brown, Executive Director, CT League of Conservation Voters dated May 14, 2024 related to support for four Light Pollution Reduction CCPs to the International Building Code: Chapter 27. Code Change Proposal 25-017 – Setting Maximum Color Temperature at 3000K, Code Change Proposal 25-021 – Limit exemption for unshielded low-voltage outdoor lights used for water features, Code Change Proposal 25-032 – Eliminate shielding exemptions for landscape & facade lighting, and Code Change Proposal 25-043 – Reduce shielding exception from 2,600 lumen output to output not greater than 1000 lumen. This document was received by DAS on May 16, 2024.

d. Correspondence received from Justin F. Russo, Assistant Planner, South Windsor Planning Department dated May 20, 2024 related to support for four Light Pollution Reduction CCPs to the International Building Code: Chapter 27. Code Change Proposal 25-017 – Setting Maximum Color Temperature at 3000K, Code Change Proposal 25-021 – Limit exemption for unshielded low-voltage outdoor lights used for water features, Code Change Proposal 25-032 – Eliminate shielding exemptions for landscape & facade lighting, and Code Change Proposal 25-043 – Reduce shielding exception from 2,600 lumen output to output not greater than 1000 lumen. This document was received by DAS on May 20, 2024.

## 3. OLD BUSINESS

a. 2025 Connecticut State Building Code and Fire Safety Code Development

i) General Discussion.

(1) No report for OSBI.

(2) State Fire Marshal Abbott reported for OSFM that since the last CAS meeting they have been going back and forth between adopting IFC Chapter 11 - Construction Requirements for Existing Buildings and eliminating the use of NFPA 101, or deleting IFC Chapter 11 and using NFPA 101 for existing buildings. There is a Fire Code Work Group meeting scheduled for June 6 and will be able to share more information then.

ii) Work Group Presentation – Existing Building Code

- Reference Documents: 2024 IEBC.
- CAS: Terry Deveney, Work Group Chair; John Butkus, Keith Flood, Louis Free, Michael Sinsigalli;

  OSBI: Omarys Vasquez;

  Constituency: Michael Ose (IAEI).
- Presentation Material: 2024 International Existing Building Code – Substantial Changes dated May 21, 2024 (13 pages, copy attached)

John Butkus reported for the Existing Building Code Work Group (EBWG).

(1) Review of 2024 IEBC. Document shared titled "2024 International Existing Building Code – Substantial Changes" dated May 22, 2024 (see attached). Presentation Key Legend: Red = EWG notes and recommended changes, Blue/Cyan = 2024 vs 2021 Model Code changes, Black = Standard text, no changes (Model and CT Amendments).

(a) General.

Reroofing has some new information; Roof replacement as well; water-soaked underlayment. Additional EWG review required.

(b) Structural Work Group Coordination.

- Chapter 3 Provisions For All Compliance Methods, Section 304 Structural Design Loads and Evaluation and Design Procedures.
- Chapter 5 Prescriptive Compliance Method, Section 502.1.1 Risk category assignment; Section 503.4 Existing structural elements carrying lateral load through Section 503.13 Voluntary lateral force-resisting system alterations; Section 506.5.3 Seismic loads (seismic force-resisting system) and Section 506.5.4 Access to Risk Category IV.
- Chapter 7 Alterations – Level 1, Section 706.3.1 Bracing for unreinforced masonry bearing wall parapets and Section 706.3.2 Roof diaphragms resisting wind loads in high-wind regions.

- Chapter 8 Alterations – Level 2, Section 805.3 Existing structural elements resisting lateral loads and Section 805.4 Voluntary lateral force-resisting system alterations.
- Chapter 9 Alterations – Level 3, Section 906.2 Existing structural elements resisting lateral loads through Section 906.7 Anchorage of unreinforced masonry partitions.
- Chapter 10 Change of Occupancy, Section 1006.3 Seismic loads and Section 1006.4 Access to Risk Category IV.
- Chapter 11 Additions, Section 1101.2 Creation or extension of nonconformity and Section 1101.3 Risk category assignment; Section 1103.2 Lateral force-resisting system and Section 1103.3 Flood hazard areas.

(c) Fire Code Workgroup Coordination.

The Fire Code Work Group is working towards using the IFC Chapter 11 for existing buildings instead of NFPA 101.

(d) Diaper changing stations (PA 23-72).

EBWG to establish what is the definition of "substantial renovation" of a building as intended from the Public Act. Alterations Level 1, Level 2, Level 3 and/or Change of Use even if you are not touching it (TBD).

EBWG to propose where this requirement should be added or reference back to the IBC.

EBWG review 2012 (or older) Public Act that included it in the code in the past.

(e) CHAPTER 1 - SCOPE AND ADMINISTRATION.

2024 IEBC (Del) Section 101.7 Corrections of violations of other codes and (Add) 2022 CT Amendment Section 101.7 Connecticut State Fire Safety Code abatement and (Add) 2022 CT Amendment Section 101.10 Means of egress.

EBWG Note: The past CT interpretation (May 6, 2006) was correct in that the means of egress must comply with the minimum means of egress requirements as applied to Part IV. The concern is that means of egress deficiencies need to be addressed, maybe not as part of the permit process for the work being undertaken as part of an Alteration - Level 1 renovation but, as another project when abated by the fire marshal. The Fire Code Work Group contends this language is important to retain but it may need to be modified to be consistent with the revised application of the IFC that they are on now.

(f) CHAPTER 2 - DEFINITIONS.

(i) (Add) ~~BABY~~ DIAPER CHANGING FACILITIES. A table or other device suitable for changing the diaper of a child aged 3 or under.

EBWG Note: Propose to add this definition, which was included in the 2022 CT IBC, but not in the IEBC. Proposing to change Baby to Diaper to align with Public Act and ANSI language. IBC and IPC to coordinate language within their amendments so language is consistent. Definition is needed to incorporate substantial renovations that would trigger the requirement for adding diaper changing stations in the IEBC (ex. Alterations Level 2, Level 3, and/or Change of Use).

(ii) [BS] DISPROPORTIONATE EARTHQUAKE DAMAGE.

EWG Note: This definition is not in the 2024 IBC. Structural to confirm if this should be included and review content.

(iii) [BS] LOWEST FLOOR.

EBWG Note: New definition added to the 2024 IEBC. Refer to IRC Work Group to verify if this definition resolves 3-story existing homes that are elevated within a flood plane region and not trigger compliance with the IBC for 4-story R-3 buildings.

(iv) [BG] OCCUPIABLE ROOF.

EBWG Note: New definition added to both 2024 IEBC and 2024 IBC. Occupiable roof definition clarifies code requirement for occupiable roofs section.

(g) CHAPTER 3 - PROVISIONS FOR ALL COMPLIANCE METHODS

(i) (Add) 304.1.1 Snow loads.

EBWG Note: This section in the current 2022 CT Amendments to remain in the 2025 Code. Structural Work Group will review other provisions to this section.

(ii) (Amd) 304.2 Snow loads on adjacent buildings.

EBWG Note: This section in the current 2022 CT Amendments to remain in the 2025 Code. Structural Work Group will review other provisions to this section.

(iii) (Add) 302.6 Broadband infrastructure.

EBWG Note: Pursuant to section 16-330f of the Connecticut General Statutes, infrastructure shall be provided to support broadband Internet service access in all buildings undergoing a Level 3 alteration. This requirement was missed in the 2022 CT Amendments and will be included in 2025 Code.

(h) CHAPTER 4 – REPAIRS

(i) Section 406: Electrical

EBWG Note: Shared for awareness only. Electrical repairs have removed plug fuses, non-grounding receptacles, and grounding of appliances. No changes to Mechanical or Plumbing sections. Propose to keep the model language.

(i) CHAPTER 5 - PRESCRIPTIVE COMPLIANCE METHOD

(i) SECTION 502 ADDITIONS - 502.1 General.

EBWG Note: EBWG to review the new exception "*In-filling of floor openings and non-occupiable appendages such as elevator and exit stairway shafts shall be permitted beyond that permitted by the International Building Code.*" and discuss further.

(ii) 502.2 Flood hazard areas.

EBWG Note: Refer to Resiliency Work Group. Sections 1103.3 and 1303.1.3 have similar language (not shown in this presentation). Item 2 "*The lowest floor of the addition shall be at or above the lower of the lowest floor of the existing building or structure or the lowest floor elevation places an addition on the same existing elevation…*" which requires additional review and discussions.

(iii) 502.5 Smoke barriers in Group I-1, Condition 2.

EBWG Note: Shared for awareness. New smoke barrier requirements to subdivide each story in the 2024 IEBC. Consistent with other IEBC sections of the book to align with IBC section 420.6 which existed before. Propose to keep the model language.

(iv) SECTION 503 ALTERATIONS - (Amd) 503.1 General.

EBWG Note: Recommend keeping the 2022 CT Amendment to include the replacement stair Exception 1, however rephrase it to match IEBC model language found elsewhere in the book. Model language does not include this. Model language includes conformance of structural elements which will be included in this amendment unless Structural Work Group recommends against this.

(v) (Del) 503.12 Roof diaphragms resisting wind loads in high-wind regions.

EBWG Note: Recommend keeping the 2022 CT Amendment deletion since Connecticut does not exceed the 130 mph winds listed in this section and therefore does not apply.

(vi) (Amd) 506.3 Stairways

EBWG Note: Propose new language to align with other sections of the code and with 2022 CT Amendment to Section 503.1. This change will eliminate confusion where model code references the entirety of Section 1011 which also addresses headroom, width, landings, etc.

(j) CHAPTER 7 - ALTERATIONS – LEVEL 1

(i) (Add) 704.4 Minimum standards.

EBWG Note: Recommend coordination with the Fire Code Work Group. EBWG to review against NFPA to see how it correlates with the IEBC.

(ii) 705.2 Roof Replacement.

EBWG Note: Code section includes new added exceptions. No comment from EBWG, refer to Resiliency Work Group.

(k) CHAPTER 8 - ALTERATIONS – LEVEL 2

(i) (Amd) 804.2 General.

EBWG Note: Recommend coordination with the Fire Code Work Group and OSFM.

(ii) Table 804.5.1.1(1) STORIES WITH ONE EXIT OR ACCESS TO ONE EXIT FOR R-2 OCCUPANCIES

EBWG Notes: Table adds an additional story for single exit stories for R-2 without sprinklers. Also increased the Maximum Exit Access Travel Distance from 50 to 125 feet. EBWG to review this table with CCP25-018, CCP25-019, and CCP25-022 for single means of egress to compare differences and discuss further. Table 804.5.1.1(2) also increases Maximum Occupancy Load per story for B, F-2, and S-2 from 35 to 49 and adds occupiable roofs to this single exit table.

(iii) (Amd) 804.11 Stairways.

EBWG Note: Propose new language to align with other sections of the code.

(l) CHAPTER 9 - ALTERATIONS – LEVEL 3

(i) 908.1 Emergency responder communication enhancement system coverage.

(ii) 908.1.1 Evaluation.

(iii) 908.1.2 Compliance.

EBWG Note: All three are new code sections. Required for new construction and renovations. EBWG is coordinating with Fire Code Work Group to verify if Section 908.1.1 is clear that the signal should be measured from the inside of the building versus the outside. OSBI is coordinating with ICC to review any hearing or commentary if available for this section.

(m) CHAPTER 10 - CHANGE OF OCCUPANCY

(i) (Add) 1005.2 Main Entrance – Group A.

EBWG Notes: Propose to keep this section that is in the 2022 CT Amendments. The intent is to ensure that the main entrance/exit rule applies to a change to an A use, which comes from The Station nightclub fire in 2003 in West Warwick, RI.

(ii) (Amd) 1011.2.1 Fire sprinkler system.

EBWG Notes: EBWG to review this section further. The intent is to emphasize that certain occupancy types, such as R-2's, still require full building sprinkler system per Section 903.2.8. OSBI to review with OSFM and determine if this section could be removed, or language revised for clarification.

(iii) (Amd) 1011.2.2 Fire alarm and detection system.

EWG Notes: Same comment as 3.a. ii)(1)(m)(ii) above.

(iv) (Amd) 1011.5.2 Means of egress for change of use to an equal or lower-hazard category.

EBWG Note: Propose Exception 1 deletions and add new language referencing "Section 1011.5.1 of the International Building Code" to align with other sections of the code.

(v) 1011.6.1 Height and area for change to a higher-hazard category.

EBWG Notes: New Exception 2 added in the 2024 IEBC. Propose to keep the model code language.

(n) CHAPTER 11 – ADDITIONS

(i) [BS] 1101.3 Risk category assignment.

EBWG Notes: New section to the 2024 IEBC. Propose to keep the model code language, Risk Category does not affect or conflict with Threshold requirements.

- This section would require the entire existing building to conform to a higher risk category where the combination of the addition to the existing building results in a higher

risk category than the addition alone, then entire building plus addition needs to meet the new higher risk.

- This section would define a higher risk category change to the existing building a change of occupancy. Propose updating the change of occupancy definition to include risk category.

(ii) 1103.2 Lateral force-resisting system.

EBWG Note: EBWG to review the added paragraph closer in collaboration with the Resiliency Work Group. EBWG will also work with the Structural Work Group to discuss past lateral loads applied in Connecticut.

(o) CHAPTER 13 - PERFORMANCE COMPLIANCE

(i) (Amd) 1301.2 Applicability.

EBWG Note: This amend section is in the current 2022 CT Amendments.. OSBI to review the history on this change before proposing keeping or removing.

(p) CHAPTER 15 - CONSTRUCTION SAFEGUARDS

(i) Section 1502 – Owner's Responsibility for Fire Protection

EBWG Note: New section added to the 2024 IEBC. Refer section to Fire Code Work Group and OSFM for review and feedback.

iii) Proposed Subcommittee Meeting Schedule (Two-Month Look Ahead). The following is subject to change pending the outcome of the code reviews by the Code Work Groups.

(1) June 12, 2024 — General discussions only, no Code Work Group ready to present on this date.

(2) June 26, 2024 — To be confirmed at the June 12, 2024 CAS meeting.

Mechanical/Plumbing/Electrical (Residential Construction) Work Group Presentation

- 2024 IMC, 2024 IPC, 2023 NEC, 2024 IBC and ISPSC – related MPE sections.
- CAS: CAS:Illona Prosol, Work Group Chair; Hank Cullinane, Michael Misco, Eric Shutt
  OSBI: Michael Fuschi
  Constituency: Joseph Cassidy (Public), Hank Culinane (ASHRE, CHCC), Eric Shutt (PHCC)

(3) July 10, 2024 Fire Safety Code Work Group Presentation

- 2024 IFC (Chapters 2 - 10);
  2024 IBC (Associated Chapters 2 - 10);
  2023 NFPA 101.
- CAS: Donald Harwood, Work Group Chair;
  Keith Flood, Michale Sinsigalli
  OSBI: William Abbott, Peter Zvingilas
  Constituency: Michael Kellet (CFMA)

(4) July 24, 2024 Structural Code Work Group Presentation

- 2024 IBC (Chapters 16, 17, 18 - 23);
  2024 IRC (Chapters 4, 5, 6 and 8);
  2024 IEBC (Structural requirements).
- CAS: Thomas DiBlasi, Work Group Chair
  OSBI: Omarys Vasquez
  Constituency: Anthony Arborio (CASE)

## 4. NEW BUSINESS

a. Establish Work Groups to address House Bill 5524

i) §§ 116 & 117 — STATE BUILDING CODE AND FIRE SAFETY CODE AMENDMENTS

The bill requires the next adopted version of the State Building Code and the Fire Safety Code to include amendments that (1) allow additional residential homes to be served by a single exit stairway and (2) encourage construction of safe three- and four-unit residential buildings under similar requirements for certain one- and two-unit residential buildings.

(1) Allow additional residential occupancies to be served safely by a single exit stairway, in such a way as to:

(A) Be consistent with safe occupancy and egress;

(B) Consider the experience of the cities of Seattle, New York City and Honolulu in implementing similar provisions;

(C) Apply to municipalities in which the fire service is sufficient to maintain safe occupancy and egress under such additional occupancies, if appropriate;

(D) Promote the inclusion of units with three or more bedrooms in building designs to promote construction of family-sized units, especially on smaller lots; and

(E) Allow additional stories above grade plane to be served by a single exit stairway in a building with an automatic sprinkler system, under such conditions as to ensure safe occupancy and egress. Such conditions may include, but need not be limited to, additional

levels of fire and smoke separation and any features necessary to allow for firefighters to ascend a stair as occupants descend; and

(2) Encourage construction of safe three-unit and four-unit residential buildings, which shall:

(A) Be consistent with safe occupancy and egress; and

(B) Include three-unit and four-unit residential buildings in the International Residential Code portion of the Connecticut State Building Code, or otherwise provide for requirements for three-unit and four unit residential buildings in the International Building Code portion of the Connecticut State Building Code similar to those for one-unit and two-unit residential buildings in the International Residential Code portion of the Connecticut State Building Code, under such conditions as to ensure safe occupancy and egress.

ii) Work Group for Residential Occupancies Single Exit.

- CAS Work Group: Terry Deveney, Keith Flood, Louis Free, Henry Miga, Michael Sinsigalli.

iii) Work Group for Three- and Four-Unit Residential Buildings.

- CAS Work Group: Johnny Carrier, Anthony Cinicola, Keith Flood, Louis Free, Timothy Mikloiche, Michael Sinsigalli.

b. Public Act No. 23-102 - AN ACT STRENGTHENING PROTECTIONS FOR CONNECTICUT'S CONSUMERS OF ENERGY Sec. 40. (Effective July 1, 2023)

i) The CAS previously created a dedicated workgroup to study the possible inclusion of requirements for gas detectors within the current code review cycle.

ii) CAS December 13, 2023 Meeting Minutes, Item 3.b.ii). During the meeting, the following expressed their intent to serve on the Gas Detector Work Group: State Fire Marshal William Abbott, State Building Inspector Omarys Vasquez, Johnny Carrier, Paul Costello, Keith Flood, Donald Harwood, Henry Miga, Timothy Mikloiche and Michael Musco.

## 5. GOOD OF THE ORDER

The next Codes Amendment Subcommittee meeting is set for Wednesday, June 12, 2024 at 1:30 PM and or immediately following the conclusion of the Codes and Standards Committee monthly meeting and will be held on-line using Microsoft Teams Meeting platform.

## 6. ADJOURNMENT

John Butkus made a motion to adjourn the meeting at 2:36 PM, Johnny Carrier second the motion. No discussion, the vote was all in favor and none opposed, the motion for adjournment is APPROVED.

**Louis Free, Chair**
**Codes Amendment Subcommittee**

Attachment: 2024 International Existing Building Code – Substantial Changes Presentation dated May 22, 2024

2024-0522-CAS_Minutes-Approved

Division of Regulatory
Office of the State Building Inspector
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# 2024 International Existing Building Code – Substantial Changes

***The content of this document is a summary of the work in progress on this date and is furnished for informational use only. The content is subject to change without notice and should not be construed as a final version of the code changes being proposed.***

Key Legend:
Red = EBWG notes and recommended changes.
Blue/Cyan = 2024 vs 2021 Model Code changes
Black = Standard text, no changes (Model and CT Amendments)

General –
Reroofing has some new information; Roof replacement as well; water-soaked underlayment.

EBWG Notes: to review closer.

Structural Workgroup Coordination -

- Section 304: Structural Design Loads and Evaluation and Design Procedures
- 502.1.1 Risk category assignment; 503.4 through 13; 506.5.3 & 4
- 706.3.1 & 2
- 805.3 & 4
- 906.2 through 7
- 1006.3 & 4
- 1101.2 & 3; 1103.2 & 3

Fire Workgroup Coordination –

- IFC Chapter 11 intended to be used with existing buildings instead of NFPA 101. The workgroup is moving towards using IFC for existing buildings. Report ready by June to full committee.

Diaper changing stations (PA 23-72)

EBWG Notes:

- EBWG to establish what is the definition of "substantial renovation" of a building as intended from the public act. Level 1, 2, 3 and/or change of use even if you are not touching it (TBD).
- EBWG to propose where this requirement should be added or reference back to the IBC.
- EBWG review 2012 (or older) public act that included it in the code in the past.

## Chapter 1 SCOPE AND ADMINISTRATION

101.7 & 101.10: Abatement and egress. (Past Interpretation linked here: May 3, 2006 (ct.gov )

EBWG Note: The interpretation was correct in that the means of egress must comply with the minimum MOE requirements as applied to Part IV. The concern is that MOE deficiencies need to be addressed, maybe not as part of the permit process for the work being undertaken as part of a Level 1 renovation but, as another project when abated by the fire marshal. The fire code workgroup feels that language is important to retain but it may need to be modified to be consistent with the revised application of the IFC that we are doing now.

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## Chapter 2 DEFINITIONS

(Add) ~~BABY~~ DIAPER CHANGING FACILITIES. A table or other device suitable for changing the diaper of a child aged 3 or under.

EBWG Note: Propose to add this definition which was included in the 2022 CT IBC, but not in the IEBC. Proposing to change Baby to Diaper to align with public act and ANSI language. IBC & IPC to coordinate language within their amendments so language is consistent. Definition is needed to incorporate substantial renovations that would trigger the requirement for adding diaper changing stations in the IEBC (ex. Level 2, 3, and/or Change of Use).

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[BS] DISPROPORTIONATE EARTHQUAKE DAMAGE. A condition of earthquake-related damage where both of the following occur:

1. The 0.3-second spectral acceleration at the building site for the earthquake in question, as estimated by one of the following, is less than 30 percent of the mapped acceleration parameter $S_S$:
   1.1. The United States Geological Survey's algorithm for the data point closest to the site.
   1.2. As determined from peer-reviewed seismograph records from the site or from locations closer to the site than the algorithm-provided data points.
2. The vertical elements of the lateral force-resisting system have suffered damage such that the lateral load-carrying capacity of any story in any horizontal direction has been reduced by more than 10 percent from its pre-earthquake condition.

EBWG Note: This definition is not in IBC. Structural to confirm if this should be included and review content.

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[BS] LOWEST FLOOR. The lowest floor of the lowest enclosed area, including basement, but excluding any unfinished or flood-resistant enclosure, usable solely for vehicle parking, building access or limited storage provided that such enclosure is not built so as to render the structure in violation of Section 1612 of the *International Building Code* or Section R322 of the *International Residential Code*, as applicable.

EBWG Note: New definition added. Refer to IRC workgroup to verify if this definition resolves the 3-story existing homes that are elevated within a flood plane region and not trigger compliance with the IBC for 4-story R-3 buildings.

[BG] OCCUPIABLE ROOF. An exterior space on a roof that is designed for human occupancy, other than maintenance or repair, and which is equipped with a means of egress system meeting the requirements of this code.

EBWG Note: New definition added to both IEBC and IBC. Occupiable roof definition clarifies code requirement for occupiable roofs section.

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Chapter 3 PROVISIONS FOR ALL COMPLIANCE METHODS

(Add) 304.1.1 Snow loads. Where the intended alteration requires a permit for reroofing, any existing structural elements supporting snow loads shall be replaced or altered as needed to carry the design snow loads, including snow drift effects, as required by the *International Building Code* for new structures.

Exceptions:

1. Buildings or structures where there will be no net increase to the roof insulation R-value.
2. Buildings or structures designed under the 1978, 1987, 1994 or latter editions of the Connecticut State Building Code.
3. Portions of buildings or structures designed under the 1971 edition of the Connecticut State Building Code that are not subjected to snow drifting effects.
4. Buildings or structures that are capable of supporting the design snow loads, including snow drift effects, as required by the *International Building Code* for new structures. A statement from a professional engineer shall be provided as confirmation of this exception.

EBWG Note: This section to remain in the 2025 Code. Structural Workgroup will review other provisions to this section.

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(Amd) 304.2 Snow loads on adjacent buildings. If an alteration or addition is located within 20 feet (6.1 m) of an adjacent existing building, and the alteration or addition exceeds the height of the adjacent existing building, a statement from a professional engineer confirming compliance with one or more of the following shall be provided:

1. No additional snow drift loads will be induced on the roof of the adjacent existing building.
2. Any additional snow drift loads induced on the roof of the adjacent existing building are less than the magnitude of the snow drift loads that would have already existed on the roof of the adjacent existing building.
3. The load-carrying capacity of the roof of the adjacent existing building is capable of supporting the additional snow drift loads.

Snow drift loads shall be derived in accordance with Section 7.7 of ASCE 7.

EBWG Note: This section to remain in the 2025 Code. Structural Workgroup will review other provisions to this section.

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(Add) 302.6 Broadband infrastructure. Pursuant to section 16-330f of the Connecticut General Statutes, infrastructure shall be provided to support broadband Internet service access in all buildings undergoing a Level 3 alteration. Infrastructure shall include a designated area for a Broadband Internet access service provider to connect to the building and a technology plan to distribute the broadband signal throughout the building.

Exception: Detached one- and two-family dwellings and multiple single-family dwellings (townhouses).

EBWG Note: Broadband infrastructure was missed in the last amendment. To be included in 2025 Code.

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Section 306: ACCESSIBILITY FOR EXISTING BUILDINGS

EBWG Note: Covered in Accessibility Workgroup.

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306.7.7 Elevators. Altered elements of existing elevators shall comply with ASME A17.1. Where the elevator emergency communication system is altered or replaced, that system shall comply with Section 3001.2 of the *International Building Code*. Such elements shall also be altered in elevators programmed to respond to the same hall call control as the altered elevator.

EBWG Note: Amend to provide clarification that existing elevators are not required to accommodate an ambulance stretcher if the shaft or existing cab cannot accommodate it. Further clarification or language is recommended to include sump pit clarification whether or not when a cab is replaced does it trigger the requirement for a sump pit. OSBI to review with Elevator Bureau and coordinate with Elevator Safety Codes.

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Chapter 4 REPAIRS

Section 406: Electrical

**406.1 General ~~Material~~.** *Repairs* to existing ~~Existing~~ electrical wiring and equipment ~~undergoing *repair*~~ shall be in accordance with **NFPA 70** ~~allowed to be repaired or replaced with like material~~.

**406.1.1 Reconditioned electrical equipment ~~Receptacles~~.** Reconditioned electrical equipment shall comply with **NFPA 70**. Electrical equipment prohibited from being reconditioned by the applicable sections of **NFPA 70** shall not be reconditioned unless permitted by **NFPA 99**. ~~Replacement of electrical receptacles shall comply with the applicable requirements of Section 406.4(D) of NFPA 70.~~

~~**406.1.2 Plug fuses.** Plug fuses of the Edison-base type shall be used for replacements only where there is no evidence of over-fusing or tampering per applicable requirements of Section 240.51(B) of **NFPA 70**.~~

~~**406.1.4**~~**406.1.2 Health care facilities.** Portions of electrical systems being repaired in Group I-2, ambulatory care *facilities* and outpatient clinics shall comply with **NFPA 99** requirements for *repairs*.

~~**406.1.3 Nongrounding-type receptacles.** For replacement of nongrounding-type receptacles with grounding-type receptacles and for branch circuits that do not have an equipment grounding conductor in the branch circuitry, the grounding conductor of a~~

~~grounding-type receptacle outlet shall be permitted to be grounded to any accessible point on the grounding electrode system or to any accessible point on the grounding electrode conductor in accordance with Section 250.130(C) of **NFPA 70**.~~

~~**406.1.5 Grounding of appliances.** Frames of electric ranges, wall-mounted ovens, counter-mounted cooking units, clothes dryers and outlet or junction boxes that are part of the existing branch circuit for these appliances shall be permitted to be grounded to the grounded circuit conductor in accordance with Section 250.140 of **NFPA 70**.~~

EBWG Note: For awareness only. Electrical repairs have removed plug fuses, non-grounding receptacles, and grounding of appliances. No changes to Mechanical or Plumbing sections. Propose to keep the model language.

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## Chapter 5 PRESCRIPTIVE COMPLIANCE METHOD

SECTION 502 ADDITIONS - 502.1 General. *Additions* to any building or structure shall comply with the requirements of the *International Building Code* for new construction. *Alterations* to the *existing building* or structure shall be made to ensure that the *existing building* or structure together with the *addition* are not less complying with the provisions of the *International Building Code* than the *existing building* or structure was prior to the *addition* except that the structural elements need only comply with Sections 502.2 through 502.3 .An *existing building* together with its *additions* shall comply with the height and area provisions of Chapter 5 of the *International Building Code*. Where a new *occupiable roof* is added to a building or structure, the *occupiable roof* shall comply with the provisions of the *International Building Code*.

Exception: In-filling of floor openings and nonoccupiable appendages such as elevator and exit stairway shafts shall be permitted beyond that permitted by the *International Building Code*.

EBWG Note: EBWG to review the exception and discuss further.

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502.2 Flood hazard areas. For buildings and structures in *flood hazard* areas established in Section 1612.3 of the *International Building Code*, or Section R322 of the *International Residential Code*, as applicable, any *addition* that constitutes *substantial improvement* of the *existing structure* shall comply with the flood design requirements for new construction, and all aspects of the *existing structure* shall be brought into compliance with the requirements for new construction for flood design. For new foundations, foundations raised or extended upward, and replacement foundations, the foundations shall be in compliance with the requirements for new construction for flood design.

For buildings and structures in *flood hazard areas* established in Section 1612.3 of the *International Building Code*, or Section R322 of the *International Residential Code*, as applicable, any *additions* that do not constitute *substantial improvement* of the *existing structure* are not required to comply with the flood design requirements for new construction, provided that both of the following apply:

1. The *addition* shall not create or extend a nonconformity of the *existing building* or structure with the flood-resistant construction requirements.
2. The *lowest floor* of the *addition* shall be at or above the lower of the *lowest floor* of the *existing building* or structure or the *lowest floor* elevation required in Section 1612 of the *International Building Code* or Section R306 of the *International Residential Code*, as applicable.

EBWG Note: Referred to Resiliency Group. Sections 1103.3 & 1303.1.3 have similar language (not shown in this presentation). Item 2 places an addition on the same existing elevation which should be reviewed and discussed further.

502.5 Smoke barriers in Group I-1, Condition 2.
Where an *addition* to an existing Group I-1, Condition 2 building adds sleeping areas that result in more than 50 care recipients on a story, smoke barriers shall be provided to subdivide such story into not fewer than two smoke compartments in accordance with Section 420.6 of the *International Building Code*.

Exception: Where the *existing building* is divided into smoke compartments and the *addition* does not result in any individual smoke compartment exceeding the size and travel distance requirements in Section 420.6 of the *International Building Code*, additional smoke barriers are not required.

EBWG Note: Just for awareness. New smoke barrier requirements to subdivide each story. Consistent with other IEBC sections of the book to align with IBC section 420.6 which existed before. Propose to keep the model language.

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SECTION 503 ALTERATIONS - (Amd) 503.1 General. *Alterations* to any building or structure shall comply with the requirements of the *International Building Code* for new construction. *Alterations* shall be such that the *existing building* or structure is not less complying with the provisions of the *International Building Code* than the *existing building* or structure was prior to the *alteration*, except that the structural elements need only comply with Sections 503.2 through 503.1
Exceptions:

1. ~~Existing and replacement stairways in existing structures shall not be required to comply with the requirements of Section 1011.5 of the *International Building Code*, where the pitch or slope cannot be reduced because of existing construction.~~
1. ~~1.~~ Any stairway replacing an existing stairway within a space where the pitch or slope cannot be reduced because of existing construction shall not be required to comply with ~~the maximum riser height and minimum tread depth requirements~~ Section 1011.5.1 of the *International Building Code*.
2. Handrails otherwise required to comply with Section 1011.11 of the *International Building Code* shall not be required to comply with the requirements of Section 1014.6 of the *International Building Code* regarding full extension of the handrails where such extensions would be hazardous because of plan configuration.
3. Where provided in below-grade transportation stations, existing and new escalators shall be permitted to have a clear width of less than 32 inches (815 mm).

EBWG Note: Recommends keeping the CT amendment to include the replacement stair exception in #1, however rephrase it to match IEBC model language found elsewhere in the book. Model language does not include this. Model language includes conformance of structural elements which will be included in this amendment highlighted in yellow, unless Structural workgroup recommends against this.

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(Del) 503.12 Roof diaphragms resisting wind loads in high-wind regions. Delete section in its entirety.

EBWG Note: Recommends keeping the CT deletion amendment since CT does not exceed the 130 mph winds listed in this section and therefore doesn't apply.

**NEW** (Amd) 506.3 Stairways. An existing stairway, or any stairway replacing an existing stairway, shall not be required to comply with the requirements of Section 1011.5.1 of the *International Building Code* where the existing space and construction does not allow a reduction in pitch or slope.

EBWG Note: Proposed new language in red to align with other sections of the code and with CT amendment to 503.1 and eliminate confusion where model code references the entirety of Section 1011 which also addresses headroom, width, landings, etc.

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Chapter 6 CLASSIFICATION OF WORK –
NO SUBSTANTIAL CHANGES TO REPORT

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Chapter 7 ALTERATIONS – LEVEL 1

(Add) 704.4 Minimum standards. In addition to the requirements of this code, *means of egress* in *existing buildings* shall meet the requirements of the 2025 Connecticut State Fire Prevention Code for the proposed occupancy.

EBWG Note: Recommends coordination with the Fire Code group. EBWG to review against NFPA to see how it correlates with the IEBC.

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705.2 Roof Replacement. *Roof replacement* shall include the removal of all existing layers of roof coverings down to the roof deck.

Exceptions:

1. Where the existing roof assembly includes an ice barrier membrane that is adhered to the roof deck and the existing sheathing is not water-soaked or deteriorated to the point that it is not adequate as a base for additional roofing, the existing ice barrier membrane shall be permitted to remain in place and covered with an additional layer of ice barrier membrane in accordance with Section 1507 of the *International Building Code* where permitted by the roof-covering manufacturer and new ice-barrier underlayment manufacturer.
2. Where the existing roof includes a self-adhered underlayment and the existing sheathing is not water-soaked or deteriorated to the point that it is not adequate as a base for additional roofing, the existing self-adhered underlayment shall be permitted to remain in place and covered with an underlayment complying with Tables 1507.1.1(1), 1507.1.1(2) and 1507.1.1(3) of the *International Building Code*.
3. Where the existing roof includes one layer of self-adhered underlayment and the existing layer cannot be removed without damaging the roof deck, a second layer of self-adhered underlayment is permitted to be installed over the existing self-adhered underlayment provided all of the following conditions are met:
    - 3.1 It is permitted by the roof-covering manufacturer and self-adhered underlayment manufacturer.
    - 3.2 The existing sheathing is not water-soaked or deteriorated to the point that it is not adequate as a base for additional roofing.
    - 3.3 The second layer of self-adhered underlayment is installed such that buildup of material at walls, valleys, roof edges, end laps and side laps does not exceed two layers.

EBWG Note: No comment from EBWG. Referred to Resiliency Group. Includes new added exceptions.

Chapter 8 ALTERATIONS – LEVEL 2

(Amd) 804.2 General. The *means of egress* shall comply with the requirements of this section.

Exception: Where the *work area* and the *means of egress* serving it complies with the 2025 Connecticut State Fire Safety Code.

EBWG Note: Recommends coordination with the Fire Code group and State Fire Marshal.

**TABLE 804.5.1.1(1)**
**STORIES WITH ONE EXIT OR ACCESS TO ONE EXIT FOR R-2 OCCUPANCIES**

| STORY | OCCUPANCY | MAXIMUM NUMBER OF DWELLING UNITS | MAXIMUM EXIT ACCESS TRAVEL DISTANCE |
|---|---|---|---|
| Basement, first, second or third story above grade plane and occupiable roofs over the first or second floor above grade plane | R-2[a,b,c] | 4 dwelling units | 125 feet |
| Fourth story above grade plane and higher | NP | NA | NA |

For SI: 1 foot = 304.8 mm.
NP = Not Permitted.
NA = Not Applicable.

a. Buildings classified as Group R-2, equipped without an approved automatic sprinkler system in accordance with Section 903.3.1.1 and 903.3.1.2 of the *International Fire Code* and provided with *emergency escape and rescue openings* in accordance with Section 1031 of the *International Building Code*.

b. This table is used for Group R-2 occupancies consisting of dwelling units. For Group R-2 occupancies consisting of sleeping units, use Table 1006.3.4(2) of the *International Building Code*.

c. This table is for occupiable roofs accessed through and serving individual dwelling units in Group R-2 occupancies. For Group R-2 occupancies with occupiable roofs that are not accessed through and serving individual units, use Table 804.5.1.1(2).

EBWG Notes:

- Adds an additional story for single exit stories for R2 without sprinklers. Also increased Max ETD from 50 to 125 feet. EBWG to review this table with CCP-25-018, 25-019, and 25-022 for single means of egress to compare differences and discuss further. Table 804.5.1.1(2) also increases Max Occ. Load per story for B, F-2, and S-2 from 35 to 49 and adds occupiable roofs to this single exit table.

**NEW**(Amd) 804.11 Stairways. An existing stairway, or any stairway replacing an existing stairway, shall not be required to comply with the requirements of Section 1011.5.1 of the International Building Code where the existing space and construction does not allow a reduction in pitch or slope.

EBWG Note: Proposed new language in red to align with other sections of the code.

## Chapter 9 ALTERATIONS – LEVEL 3

908.1 Emergency responder communication enhancement system coverage. The existing building shall undergo an evaluation of the emergency responder communication signal strength and coverage area within the entire building in accordance with Sections 908.1.1 and 908.1.2. Exception: Where it is determined by the fire *code official* that the emergency responder communication enhancement system (ERCES) is not needed.

908.1.1 Evaluation. The evaluation shall determine the current signal strength and coverage capabilities of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building.

908.1.2 Compliance. The evaluation report shall be submitted for approval by the fire code official and the frequency license holder. Where the coverage area, signal strength or DAQ does not comply with Section 510 of the *International Fire Code*, the *existing building* shall be provided with ERCES coverage. The fire code official is authorized to establish the timeframe for such installation or modification.

EBWG Note: All new code sections. Required for new construction and renovations. EBWG is coordinating with Fire Group to verify if 908.1.1 is clear that the signal should be measured from the inside versus the outside. OSBI is coordinating with ICC to review any hearing or commentary if available for this section.

## Chapter 10 – CHANGE OF OCCUPANCY

(Add) 1005.2 Main Entrance – Group A. In Group A occupancies created by *change of occupancy* that have a single main entrance, such main entrance shall also be the main *exit*. The main entrance/*exit* shall be of sufficient width to accommodate not less than two-thirds of the *occupant load*, but such width shall not be less than the total required width of all *means of egress* leading to the *exit*. The remaining *exits* shall be capable of providing at least one-half of the total required *exit* capacity.

Exception: In assembly occupancies where there is no well-defined main entrance and main *exit* or where multiple main entrances and main *exits* are provided, *exits* shall be permitted to be distributed around the perimeter of the *building* or space containing the assembly occupancy, provided the total width of egress is not less than 100 per cent of the required width.

EBWG Notes: Propose to keep this section. The intent is to ensure that the main entrance/exit rule applies to a change to an A use, which comes from The Station nightclub fire in 2003 in West Warwick, RI.

(Amd) 1011.2.1 Fire sprinkler system. Where a change in occupancy classification occurs or where there is a *change of occupancy* within a space where there is a different fire protection system threshold requirement in Chapter 9 of the *International Building Code* that requires an automatic fire sprinkler system to be provided based on the new occupancy in accordance with Chapter 9 of the *International Building Code.* The installation of the automatic sprinkler system shall be required throughout the building or within the area of the *change of occupancy* and areas of the building not separated horizontally and vertically from the change of occupancy by one of the following:

1. Nonrated permanent partition and horizontal assemblies.
2. Fire partition.
3. Smoke partition.
4. Smoke barrier.
5. Fire barrier.
6. Fire wall.

Exceptions:

1. An automatic sprinkler system shall not be required in a one- or two-family dwelling constructed in accordance with the *International Residential Code*.
2. Automatic sprinkler system shall not be required in a townhouse constructed in accordance with the *International Residential Code*.
3. The townhouse shall be separated from adjoining units in accordance with Section R302.2 of the *International Residential Code*.

EBWG Notes: EBWG to review this section further. The intent is to emphasize that certain occupancy types, such as R-2's, still require full building sprinklering per Section 903.2.8. OSBI to review with OSFM and determine if this section could be removed, or language revised for clarification.

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(Amd) 1011.2.2 Fire alarm and detection system. Where a change in occupancy classification occurs or where there is a *change of occupancy* within a space where there is a different fire protection system threshold requirement in Chapter 9 of the *International Building Code* that requires a fire alarm and detection system to be provided based on the new occupancy in accordance with Chapter 9 of the *International Building Code*, such system shall be provided throughout the building or the area where the *change of occupancy* occurs. Existing alarm notification appliances shall be automatically activated throughout the building. Where the building is not equipped with a fire alarm system, alarm notification appliances shall be provided throughout the area where the *change of occupancy* occurs in accordance with Section 907 of the *International Building Code* as required for new construction.

EBWG Notes: Same as above.

**NEW**(Amd) 1011.5.2 Means of egress for change of use to an equal or lower-hazard category.
Where a change of occupancy classification is made to an equal or lesser-hazard category (higher number) as shown in Table 1011.5, existing elements of the means of egress shall comply with the requirements of Section 905 for the new occupancy classification. Newly constructed or configured means of egress shall comply with the requirements of Chapter 10 of the *International Building Code*.
Exceptions:

1. Any stairway replacing an existing stairway within a space where the pitch or slope cannot be reduced because of existing construction shall not be required to comply with ~~the maximum riser height and minimum tread depth requirements~~ Section 1011.5.1 of the *International Building Code*.
2. In Group I-1 and I-2 facilities, required guards enclosing the *occupiable roof* areas shall be permitted to be greater than 48 inches (1219 mm) above the surface of the *occupiable roof* where the occupants, because of clinical needs, require restraint or containment as part of a function of a psychiatric or cognitive treatment area.

EBWG Note: Proposed new language in red to align with other sections of the code.

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1011.6.1 Height and area for change to a higher-hazard category. Where a change of occupancy classification is made to a higher-hazard category as shown in Table 1011.6, heights and areas of buildings and structures shall comply with the requirements of Chapter 5 of the *International Building Code* for the new occupancy classification.
Exceptions:

1. For high-rise buildings constructed in compliance with a previously issued permit, the type of construction reduction specified in Section 403.2.1 of the *International Building Code* is permitted. This shall include the reduction for columns. The high-rise building is required to be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 of the *International Building Code*.
2. Buildings that were constructed in compliance with a previously issued permit that have floor assemblies with a 1-1/2-hour fire resistance rating shall not be required to comply with Chapter 5 of the *International Building Code* where all of the following apply:
   2.1. Chapter 5 of the *International Building Code* requires Type IB construction.
   2.2. The building does not include Group H occupancies.
   2.3. The building is protected throughout with an automatic sprinkler system in accordance Section 903.3.1.1 of the *International Building Code.*

EBWG Notes: New exception. EBWG proposes to keep the model code language.

## Chapter 11 ADDITIONS

[BS] 1101.3 Risk category assignment. Where the addition and the existing building have different occupancies, the risk category of each existing and added occupancy shall be determined in accordance with Section 1604.5.1 of the International Building Code. Where application of that section results in a higher risk category for the existing building compared with the risk category for the existing building before the addition, such a change shall be considered a change of occupancy and shall comply with Chapter 10 of this code. Where application of that section results in a higher risk category for the addition compared with the risk category for the addition by itself, the addition and any systems in the existing building required to serve the addition shall comply with the requirements of the International Building Code for new construction for the higher risk category.

EBWG Notes: New section. EBWG proposes to keep the model code language. Risk Category does not affect or conflict with Threshold requirements.

- This section would require the entire existing building to conform to a higher risk category where the combination of the addition to the existing building results in a higher risk category than the addition alone, then entire building + addition needs to meet the new higher risk.
- This section would define a higher risk category change to the existing building a *change of occupancy. EBWG* proposes updating the change of occupancy definition to include risk category.

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1103.2 Lateral force-resisting system. Where the *addition* is structurally independent of the *existing structure*, existing lateral load-carrying structural elements shall be permitted to remain unaltered. Where the *addition* is not structurally independent of the *existing structure*, the lateral force-resisting system of the *existing structure* and its *addition* acting together as a single structure shall comply with Section 1609 of the *International Building Code* and Section 304.3.1 of this code.

Exceptions:

1. Buildings of Group R occupancy with not more than five dwelling or sleeping units used solely for residential purposes where the *existing building* and the *addition* comply with the conventional light-frame construction methods of the *International Building Code* or the provisions of the *International Residential Code*.
2. Any existing lateral load-carrying structural element whose demand-capacity ratio with the *addition* considered is not more than 10 percent greater than its demand-capacity ratio with the *addition* ignored shall be permitted to remain unaltered. For purposes of calculating demand-capacity ratios, the demand shall consider applicable load combinations with design lateral loads or forces in accordance with Section 1609of the *International Building Code* and Section 304.3.1 of this code. *For purposes of this exception, comparisons of demand-capacity ratios and calculation of design lateral loads, forces and capacities shall account for the cumulative effects of additions and alterations since original construction.*

When calculating demand-capacity ratios for wind, the date of original construction shall be permitted to be taken as the date of completion of a prior *addition*, alteration or *repair* in compliance with Section 1609 of the *International Building Code* or the code wind forces in effect at the time. When calculating demand-capacity ratios for earthquake, the date of original construction shall be permitted to be taken as the date of completion of a prior *addition*, *alteration* or *repair* in compliance with Section 304.3.1 or the full seismic forces in effect at the time.

EBWG Note: EBWG to review this added paragraph closer in collaboration with the Resiliency Workgroup. EBWG will also work with the Structural workgroup to discuss past lateral loads in CT.

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Chapter 12 HISTORIC BUILDINGS –
NO SUBSTANTIAL CHANGES TO REPORT

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Chapter 13 PERFORMANCE COMPLIANCE

(Amd) 1301.2 Applicability. *Existing buildings or structures* in which there is work involving *additions*, *alterations* or *changes of occupancy* shall be made to conform to the requirements of this chapter or the provisions of Chapters 6 through 12. The provisions of Sections 1301.2.1 through 1301.2.6 shall apply to existing occupancies that will continue to be, or are proposed to be, in Groups A, B, E, F, I-2, M, R and S. These provisions shall also apply to Group U occupancies where such occupancies are undergoing a *change of occupancy* or a partial change in occupancy with separations in accordance with Section 1301.2.2. These provisions shall not apply to buildings with occupancies in Group H, I-1, I-3 or I-4.

EBWG Note: Omarys to review the history on this change before proposing keeping or removing.

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Chapter 14 RELOCATED OR MOVED BUILDINGS –
NO SUBSTANTIAL CHANGES

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Chapter 15 CONSTRUCTION SAFEGUARDS

Section 1502 – Owner's Responsibility for Fire Protection

EBWG Note: New section added. Referred to Fire Group and OSFM for review and feedback.

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