2026 Connecticut State Fire Safety Code

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DRAFT
For Legislative Regulations Review Committee
December 2, 2025

CONNECTICUT
Administrative Services

CONNECTICUT STATE FIRE SAFETY CODE

Amendments to the 2024 International Fire Code

C H A P T E R 1
SCOPE & ADMINISTRATION

SECTION 101
SCOPE & GENERAL REQUIREMENTS

(Amd) **101.1 Title.** The Connecticut State Fire Safety Code and the adopted standards, as amended, shall be known as the Connecticut State Fire Safety Code, hereinafter referred to as "the code" or "this code".

(Add) **101.1.1 Adopted standard.** The following standard, including selected appendices, is hereby adopted as amended herein as the Connecticut State Fire Safety Code:

> *International Fire Code*® of the International Code Council, Inc., 2024 edition except as amended, altered or deleted and by the addition of certain provisions as indicated in this code.
>
> The following appendices are adopted as part of this code: Appendices A, D, I, J, N, O, and S as amended.
>
> The following appendices are permitted to be used as guidance: Appendices B, E, F, G, and H as amended.
>
> *International Fire Code*® is available from the International Code Council, Inc., 4051 W. Flossmoor Road, Country Club Hills, IL 60478-5795; 1-888-422-7233; www.iccsafe.org.

(Add) **101.1.1.1 Classification of occupancy and use.** Both the *fire code official* and the *building official* shall jointly determine the classification of occupancy and use. The provisions for the classification of occupancy and use are found in Section 116, *Occupancy Classification and Use.*

(Add) **101.1.2 Connecticut amendment conventions.** The model codes adopted in 101.1.1 are amended to meet the needs of the state of Connecticut as identified by the following conventions:

(a) A section or subsection in the Connecticut Amendments preceded by “Amd” indicates the substitution of the provision.

(b) A section or subsection in the Connecticut Amendments preceded by “Del” indicates the deletion of the provision.

(c) A section or subsection in the Connecticut Amendments preceded by “Add” indicates the addition of the provision.

(Add) **101.1.3** Nothing in this code shall be construed to prohibit a better type of building construction, an additional *means of egress*, or an otherwise safer condition than that specified by the minimum requirements of this code.

(Amd) **101.2 Scope**. This code establishes regulations affecting or relating to structures, premises and safeguards regarding all of the following:

1. The hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices.

2. Conditions hazardous to life, property or public welfare in the occupancy of structures or premises.

3. Fire hazards in the structure or on the premises from occupancy or operation.

4. Matters related to the construction, extension, repair, alteration or removal of fire protection systems.

5. Conditions affecting the safety of firefighters and emergency responders during emergency operations.

Exception: Detached *one- and two-family dwellings* and multiple single-family dwellings (townhouses) not more than three stories above grade plane in height with a separate *means of egress* and their accessory structures not more than three stories above grade plane in height, shall comply with the *International Residential Code* portion of the Connecticut State Building Code.

SECTION 102
APPLICABILITY

(Amd) **102.1 Application.** This code shall apply to all buildings, structures, or portions thereof, or facilities, as outlined below, except as specifically provided for in the wording of a section. See Figure 102.1 for the Connecticut State Fire Safety Code Application Flow Chart.

(a) For initial building permit applications made on or after the effective date of this code, this code shall apply to:

(1) The design and construction of new buildings, structures, facilities or portions thereof.

(2) Buildings, structures, or portions thereof; or conditions undergoing repairs, alterations, and additions.

(3) Buildings, structures, or portions thereof; undergoing a change of occupancy or use as specified in “Change of occupancy or use” in 102.3 of this code.

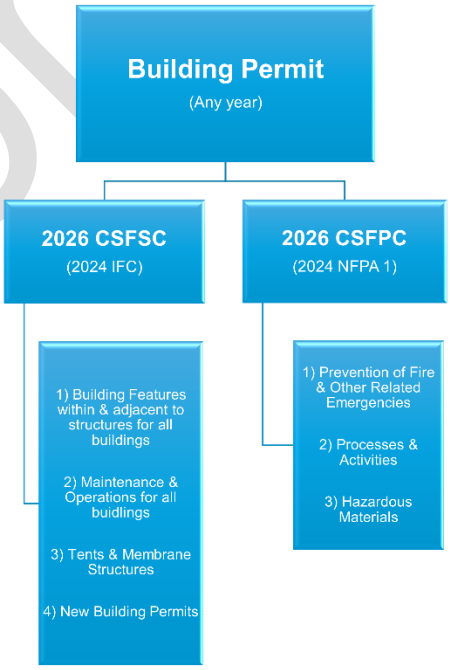
(4) For *existing* occupancies subject to an abatement order for violations of Chapter 11 of this code or the Connecticut State Fire Prevention Code, only new fire protection systems, and electrical and mechanical system work.

(b) Chapter 11 of this code shall apply to *existing* buildings, structures, facilities, or portions thereof, or conditions prior to the adoption of this code. See Figure 102.1(b) for *existing* building application flow chart.

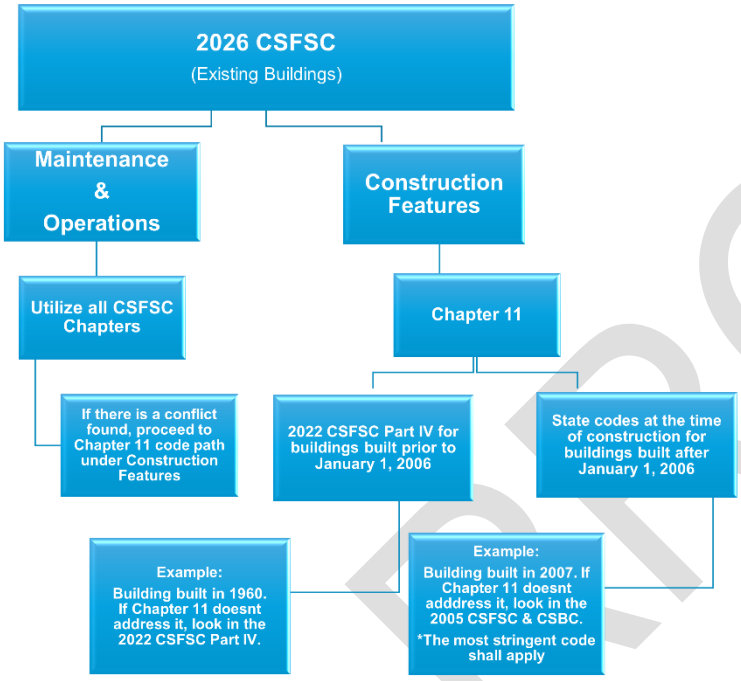
Notes:

Pursuant to section 29-291a of the Connecticut General Statutes, the Connecticut State Fire Prevention Code shall be applicable for oil burners, flammable and combustible liquids, gas equipment and piping, liquefied gas and liquefied natural gas, hazardous chemicals, and processes and activities that occur in the building or structure that are not used to support the building components services or systems.

(Add) **Figure 102.1 Connecticut State Fire Safety Code Application Flow Chart**.



(Add) **Figure 102.1 (b) Existing Building Application Flow Chart.**



(Add) **102.1.1 Alternative compliance.** Any *existing* building or portion thereof, or structure, evaluated and determined by the *fire code official* in conjunction with the *building official* to be in compliance with the *International Existing Building Code* portion of the Connecticut State Building Code, shall be deemed to be in compliance with this code. Regardless of any wording in the *International Existing Building Code* portion of the Connecticut State Building Code, the *means of egress* in *existing* buildings shall meet the requirements of Chapter 11 of this code for the proposed occupancy.

(Add) **102.1.2 Grandstands and bleachers.** The Connecticut State Fire Safety Code shall not apply to portable grandstands or bleachers providing seating for fewer than 100 persons located outside of a building.

(Add) **102.1.3 Federal agency.** The Connecticut State Fire Safety Code shall not apply to any federal agency performing construction or operating on federally owned land or on leased land totally under the control of the federal government.

(Add) **102.1.4 Public service companies.** This code shall not apply to the installation, alteration or repair of generation, transmission, distribution, metering or other related equipment that is under the ownership or control of a public service company as defined in section 16-1 of the Connecticut General Statutes.

(Amd) **102.2 Administrative, operational and maintenance provisions**. The administrative, operational and maintenance provisions of this code shall be administered as provided in Chapter 541 of the Connecticut General Statutes and shall apply to:

1. Conditions and operations arising after the adoption of this code.
2. *Existing* conditions and operations.

(Amd) **102.3 Change of use or occupancy.** In any building, structure, or portion thereof, whether or not a physical *alteration* is needed, a change made in the use or occupancy that would place the building or structure in a different division of the same group or occupancy or in a different group of occupancies shall not be permitted unless the structure, building or portion thereof conforms with the requirements of this code and the *International Building Code* portion of the Connecticut State Building Code that apply to new construction for the proposed new use. A change of tenants or ownership shall not be construed to be a change of occupancy classification where the nature of the use and assigned occupancy classification remain the same.

(Amd) **102.5 Application of residential code.** Where structures are designed, constructed, and occupied in accordance with the *International Residential Code* portion of the Connecticut State Building Code the provisions of this code shall only apply to detached private dwellings occupied by one or two families and townhouses (not more than three stories above grade plane in height with a separate *means of egress* and their accessory structures not more than three stories above grade plane in height) with respect to smoke alarms and carbon monoxide detectors as specified in the Connecticut State Building Code and subject to the specific inspection criteria for smoke detection and warning equipment of section 29-305 of the Connecticut General Statutes. Tents and membrane structures erected on property of detached private dwellings occupied by one or two families and townhouses shall not be regulated by the Connecticut State Fire Safety Code.

(Del) **102.6 Historic buildings.** Delete section.

(Amd) **102.8 Subjects not regulated by this code.** Pursuant to section 29-291a of the Connecticut General Statutes, the Connecticut State Fire Prevention Code shall be applicable for oil burners, flammable and combustible liquids, gas equipment and piping, liquefied gas and liquefied natural gas, hazardous chemicals, and processes and activities that occur in the building or structure that are not used to support the building components services or systems.

(Amd) **102.9 Matters not provided for.** See section 29-306 of the Connecticut General Statutes.

(Add) **102.13 Building Code.** Any references within the body of this code to the *International Building Code* shall be considered references to the 2024 *International Building Code* portion of the Connecticut State Building Code. Any references to the

International Building Code portion of the Connecticut State Building Code shall also be considered requirements of the Connecticut State Fire Safety Code.

(Add) **102.13.1** Any references within the body of this code to the *International Residential Code* shall be considered references to the 2024 *International Residential Code* portion of the Connecticut State Building Code.

(Add) **102.13.2** Any references within the body of this code to the *International Existing Building Code* shall be considered references to the 2024 *International Existing Building Code* portion of the Connecticut State Building Code.

(Add) **102.14 Gas.** The *International Fuel Gas Code* is not adopted by this code. Any references to the *International Fuel Gas Code* within the body of this code shall be considered references to requirements of NFPA 54, National Fuel Gas Code; NFPA 2, Hydrogen Technologies Code; and NFPA 58, Liquefied Petroleum Gas Code.

(Add) **102.15 Electrical.** Any references within the body of this code to the *National Electrical Code* shall be considered references to the 2023 NFPA 70, *National Electrical Code* portion of the Connecticut State Building Code.

(Add) **102.16 Mechanical Code.** Any references within the body of this code to the *International Mechanical Code* shall be considered references to the 2024 *International Mechanical Code* portion of the Connecticut State Building Code.

(Del) SECTION 103
CODE COMPLIANCE AGENCY

Delete section in its entirety.

SECTION 104
DUTIES AND POWERS OF THE FIRE CODE OFFICIAL (FIRE MARSHAL)

(Amd) **104.1 Authority having jurisdiction.**

(a) For the purposes of this code and the standards adopted by reference in this code, the authority having jurisdiction (AHJ) shall mean the State Fire Marshal regarding the proper administration, application, interpretation and modification of the requirements contained within this code.

(b) The local fire marshal is the authority having jurisdiction (AHJ) of their respective jurisdiction who shall make the initial determination concerning compliance with this code, except as expressly provided in the wording of a section

or in subsection (a) and (c) of this section. A decision of a local fire marshal may be appealed to the State Fire Marshal as provided in subsection (d) of this section.

(c) The State Fire Marshal shall make determinations concerning compliance with this code on state-owned property.

(d) A decision of the local fire marshal or State Fire Marshal may be appealed to the Codes and Standards Committee in accordance with section 29-309 of the Connecticut General Statutes.

Note: The terms "*fire code official*" and "fire marshal" shall have the same meaning.

(Amd) **104.2 Determination of compliance.** The *fire code official* shall have the authority to determine compliance with this code and to adopt policies and procedures in order to clarify the application of its provisions. Such policies and procedures:

1. Shall be in compliance with the intent and purpose of this code.

2. Shall not have the effect of waiving requirements specifically provided for in this code.

(Del) **104.2.2. Technical Assistance.** Delete section and subsections in its entirety.

(Amd) **104.2.3 Alternative materials, design and methods of construction and equipment.** The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative is not specifically prohibited by this code and has been *approved*.

(Amd) **104.2.3.5 Tests.** Tests conducted to demonstrate equivalency in support of an alternative material, design or method of construction application shall be of a scale that is sufficient to predict performance of the end use configuration. Tests shall be performed by a party an *approved agency* acceptable to the *fire code official*.

(Amd) **104.2.3.5.1 Fire tests.** Tests conducted to demonstrate equivalent fire safety in support of an alternative material, design or method of construction application shall be of a scale that is sufficient to predict fire safety performance of the end use configuration. Tests shall be performed by a party an *approved agency* acceptable to the *fire code official*.

(Del) **104.2.3.6.2 Other reports.**

(Del) **104.2.4 Modifications**. Delete section in its entirety.

(Add) **104.2.4 Modifications, variations, or exemptions.** In accordance with section 29-296 of the Connecticut General Statutes, the State Fire Marshal may modify the requirements of the Connecticut State Fire Safety Code where the State Fire Marshal

deems strict compliance would entail practical difficulty or unnecessary hardship, or is otherwise adjudged unwarranted, provided any such variation or exemption or *approved* equivalent or alternative compliance shall, in the opinion of the State Fire Marshal, secure the public safety.

(Amd) **104.4 Inspections and right of entry.** See section 29-305 of the Connecticut General Statutes.

(Del) **104.4.1 Warrant.** Delete section.

(Del) **104.7 Official records.** Delete section in its entirety.

(Add) **104.7 Official records.** See section 29-305 of the Connecticut General Statutes.

(Del) **104.8 Liability.** Delete section in its entirety.

(Del) **104.10 Fire investigations.** Delete section in its entirety.

(Del) **104.11 Authority at fires and other emergencies.** Delete section in its entirety.

SECTION 105
PERMITS

(Amd) **105.1 General.** A municipality or fire district, by ordinance, may establish requirements and a fee schedule for construction document review, *permits*, certificates, notices, approvals, and orders pertaining to fire control and fire hazards pursuant to Section 105 of this code. The *fire code official* shall issue such *permits*, certificates, notices, approvals and orders. *Permits* shall be issued in accordance with Sections 105.1.1 to 105.6.25 inclusive.

(Amd) **105.1.1 Permits required.** A property owner or the owner's authorized agent who intends to conduct an operation or business regulated by this code, shall first make application to the *fire code official* and obtain the required *permit*.

(Amd) **105.1.2 Types of permits.** The *permits* prescribed in Section 105.1.1 shall be operational *permits*. An operational *permit* allows the applicant to have an occupancy or conduct an operation or business for which a *permit* is required by Section 105.5 for either:

a) A prescribed period as specified by the *fire code official*, or

b) Until such *permit* is renewed or revoked.

(Del) **105.1.4 Emergency repairs.** Delete section.

(Del) **105.1.5 Repairs.** Delete section.

(Del) **105.1.6 Annual permit.** Delete section in its entirety.

(Del) **105.2.3 Time limitation of application.** Delete section.

(Del) **105.2.4 Action on application.** Delete section.

(Del) **105.3 Conditions of a permit.** Delete section in its entirety.

(Amd) **105.5 Required operational permits.** The *fire code official* is authorized to issue operational *permits* for the operations set forth in Sections 105.5.2 to 105.5.57, inclusive, where specified by ordinance.

(Amd) **105.5.16 Explosives.** See sections 29-343 to 29-355a, inclusive, of the Connecticut General Statutes.

(Del) **105.5.34 Mobile food preparation vehicles**. Delete section.

(Amd) **105.5.36 Open burning.** See section 23-48 of the Connecticut General Statutes.

(Amd) **105.5.44 Pyrotechnic special effects material.** See sections 29-356 to 29-366, inclusive, of the Connecticut General Statutes.

(Add) **105.5.58 Additional operational permits.** In addition to the requirements of Sections 105.5.2 to 105.5.57, inclusive, *permits* to operate an occupancy for a use for a building shall be required.

(Del) **105.6 Required construction permits.** Delete section in its entirety.

(Amd) **106.1 Plan submittal and review.** Detailed plans and specifications for new buildings, structures and additions, renovations or alterations to *existing* structures, equipment, and systems regulated by this code shall be submitted by the applicant to the *fire code official* as applicable to demonstrate compliance with section 29-263 of the Connecticut General Statutes and this code. Pursuant to the requirements of section 29-263 of the Connecticut General Statutes, such documents shall be accompanied by evidence of licensure.

(Add) **106.1.1 Means of egress.** The *construction documents* shall show in sufficient detail the location, construction, size, and character of all portions of the *means of egress* including the path of the *exit discharge* to the *public way* in compliance with the provisions of this code. In other than occupancies in Groups R-2, R-3, and I-1, the *construction documents* shall designate the number of occupants to be accommodated on every floor, and in all rooms and spaces. For those occupancies utilizing the Small I-2 provisions, the *construction documents* shall designate the locations of the client areas and beds.

(Add) **106.2.2.1 Fire sprinkler system shop drawings.** Shop drawings for fire sprinkler system(s) shall be submitted to indicate conformance with this code and the *construction documents* and shall be *approved* prior to the start of system installation. Shop drawings shall contain all information as required by the referenced installation standards in Chapter 80. Pursuant to section 29-263a of the Connecticut General Statutes, such documents shall be accompanied by evidence of licensure as a fire sprinkler system layout technician in accordance with section 20-304a of the Connecticut General Statutes, or a professional engineer licensed in accordance with chapter 391 of the Connecticut General Statutes.

(Add) **106.2.2.2 Fire alarm system shop drawings.** Shop drawings for *fire alarm system(s)* shall be submitted to indicate conformance with this code and the *construction documents* and shall be *approved* prior to the start of system installation. Shop drawings shall contain all information as required by the referenced installation standards in Chapter 80. Pursuant to section 29-263a of the Connecticut General Statutes, such documents shall be accompanied by evidence of licensure, if applicable, in accordance with section 20-304a of the Connecticut General Statutes, as a professional engineer licensed in accordance with chapter 391 of the Connecticut General Statutes.

(Add) **106.2.5 Building permit approval.** The *fire code official* shall provide to the *building official* certification in writing prior to the issuance of a building *permit* that the *construction documents* for any building, structure or use subject to the requirements of this code are in substantial compliance with the requirements of this code. Because of the 30-day time limit imposed by section 29-263 of the Connecticut General Statutes, the *fire code official* shall notify the *building official* whether there is substantial compliance within that time period.

(Amd) **107.1 General.** The *fire code official* is authorized to issue a *permit* for temporary structures, uses, equipment or systems as required in **Sections 105.5**. Such *permits* shall be limited as to time of service, but shall not be permitted for more than 180 days. The *fire code official* is authorized to grant extensions for demonstrated cause.

(Del) **107.3 Temporary service utilities.** Delete section.

(Del) **108.3 Permit valuations.** Delete section.

(Del) **108.4 Work commencing before permit issuance.** Delete section.

(Del) **108.5 Related fees.** Delete section.

(Amd) **109.1 Inspection authority.** Each *fire code official* or their respective designees, shall conduct inspections as prescribed in section 29-305 of the Connecticut General Statutes, of buildings and facilities regulated by this code within their jurisdictions. Each *fire code official* or their respective designees, may conduct inspections as often as may

be necessary during the construction of new *buildings*, structures or additions, or processes, and during the course of renovations, alterations or modernizations for the purpose of satisfying themselves that all work is in accordance with the *approved* plans, specifications and this code.

(Amd) **109.2 Inspections.**

(a) Each *fire code official* or their respective designees, shall conduct inspections as prescribed in section 29-305 of the Connecticut General Statutes, of buildings and facilities regulated by the Connecticut State Fire Safety Code within their jurisdictions.

(b) Each *fire code official* or their respective designees, may conduct inspections as often as may be necessary during the construction of new *buildings*, structures or additions, and during the course of renovations, alterations or modernizations for the purpose of satisfying themselves that all work is in accordance with the *approved* plans, specifications and this code.

(c) The minimum requirements for the frequency of inspections as prescribed in section 29-305 of the Connecticut General Statutes shall be as follows:

(1) Annual inspections for the occupancy classifications all R Residential, A-1, A-2, E, H-1, all Institutional including small I-2, M selling consumer fireworks [sparklers and fountains] (1.4G), H-3 containing consumer fireworks [sparklers and fountains] (1.4G).

(2) Inspections every two years for the occupancy classifications A-3, H-2, B-Medical, B-College, Ambulatory Health Care.

(3) Inspections every three years for occupancy classifications B, H-3, M, S-1, A-4, A-5.

(4) Inspections every four years for the occupancy classifications F-1, F-2, H-4, H-5, S-2, U.

Note: See Table 109.2(c) Frequency of Inspections. Occupancy Classifications IFC vs NFPA.

(Add) **Table 109.2(c) Frequency of Inspections. Occupancy Classifications IFC vs NFPA.**

NFPA Occupancy Classification	ICC Occupancy Classification	Frequency
Assembly	A-1	Annual
	A-2	Annual
	A-3	Every 2 years
	A-4	Every 3 years
	A-5	Every 3 years

Ambulatory Health Care	Business (B)	Every 2 years
Educational	Educational (E)	Annual
Daycare	Educational (E)	Annual
	1-4	Annual
	R-3	Annual[ab]
Healthcare	I-2	Annual
Detention & Correctional	I-3	Annual
Residential Board & Care	I-1	Annual
	R-3	Annual
	R-4	Annual
One- & Two-Family Dwelling	R-3	NR[ab]
Lodging or Rooming Houses or Bed & Breakfasts	R-1	Annual
	R-3	Annual
Hotels	R-1	Annual
	R-2	Annual
Apartment & Dormitories	R-2	Annual
Mercantile	Mercantile (M)	Every 3 years
	M – Selling Fireworks (1.4g)	Annual
Business	Business (B)	Every 3 years
	B - Medical	Every 2 years
	B - College	Every 2 years
	R-3 – In Home	NR[ab]
Industrial	F-1	Every 4 years
	F-2	Every 4 years
	R-3 - In Home	NR[ab]
Storage	S-1	Every 3 years
	S-2	Every 4 years
No separate occupancy, assigned to applicable occupancy	H-1	Annual
	H-2	Every 2 years
	H-3	Every 3 years
	H-3 – Selling Fireworks (1.4g)	Annual
	H-4	Every 4 years
	H-5	Every 4 years
No separate occupancy, assigned to applicable occupancy.	Utility (U) - Miscellaneous	Every 4 years

NR – Not required

a. If an R-3 occupancy is located in a mixed-use building, inspection is required annually.

b. Buildings that contain a maximum of two *dwelling units* and no other occupancies are specifically exempted by section 29-292 of the Connecticut General Statutes from the jurisdiction of this code, except for the specific smoke detection and warning equipment in accordance with section 29-305 of the Connecticut General Statutes.

(Add) **109.2.3** The *fire code official* shall be permitted to conduct inspections and witness testing remotely and shall be in accordance with the policies and procedures indicated in Section 104.2.

(Amd) **109.3 Concealed work.** It shall be the duty of the *permit* applicant, or the applicant's authorized agent, to cause the work to remain visible and able to be accessed for inspection purposes. Where any installation subject to inspection prior to use is covered or concealed without having first been inspected, the *fire code official* shall have the authority to require that such work be made visible and able to be accessed for inspection. Neither the *fire code official* nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

(Add) **109.5 Acceptance of building official reports.** The *fire code official* may accept the reports of the *building official* concerning a code compliance review or inspection in lieu of conducting the review or inspection himself or herself.

(Add) **109.6 Certificate of occupancy approval.** The *fire code official* shall provide to the *building official* certification in writing that prior to the occupancy of any building, structure or use subject to the requirements of this code, such *building*, structure or use is in substantial compliance with the requirements of this code.

(Add) **109.6.1 Notification of inspection results.** Notification as to the passage or failure, in whole or in part, of any required inspection shall be made in writing by the *fire code official* or his/her duly authorized representative and shall be left at the job site, electronically sent, or delivered to the building *permit* holder or their authorized agent. Any violations cited must contain the Connecticut State Fire Safety Code under which the permit was issued, the model code referenced, and the applicable section. It shall be the duty of the building *permit* holder to ascertain the results of the required inspection.

SECTION 110
MAINTENANCE

(Add) **110.5.1 Order to vacate.** An order to vacate all or part of a *building* may be issued by a local fire marshal or local police officer in accordance with section 29-306 of the Connecticut General Statutes, when there exists in a *building* a risk of death or injury from (1) blocked, insufficient or impeded egress, (2) failure to maintain or the shutting off of

any fire protection or fire warning system required by the Fire Safety Code or State Fire Prevention Code, (3) the storage of any flammable or explosive material without a *permit* or in quantities in excess of any allowable limits pursuant to a *permit*, (4) the use of any firework or pyrotechnic device without a *permit*, or (5) exceeding the occupancy limit established by the State Fire Marshal or a local fire marshal. The penalty for the failure to remedy or abate such hazards shall be as described in section 29-291c of the Connecticut General Statutes as appropriate.

(Add) **110.6.1 Order to vacate.** An order to vacate all or part of a *building* may be issued by a local fire marshal or local police officer in accordance with section 29-306 of the Connecticut General Statutes, when there exists in a *building* a risk of death or injury from (1) blocked, insufficient or impeded egress, (2) failure to maintain or the shutting off of any fire protection or fire warning system required by the Fire Safety Code or State Fire Prevention Code, (3) the storage of any flammable or explosive material without a *permit* or in quantities in excess of any allowable limits pursuant to a *permit*, (4) the use of any firework or pyrotechnic device without a *permit*, or (5) exceeding the occupancy limit established by the State Fire Marshal or a local fire marshal. The penalty for the failure to remedy or abate such hazards shall be as described in section 29-291c of the Connecticut General Statutes as appropriate.

(Del) SECTION 111
SERVICE UTILITIES

(Del) **111.1 Authority to disconnect service utilities.** Delete section.

SECTION 112
(Amd) APPEAL OF THE DECISION OF THE LOCAL OR STATE FIRE MARSHAL

(Amd) **112.1 Appeal of the decision of the local or state fire marshal.** A decision of the *fire code official* may be appealed to the Codes and Standards Committee in accordance with section 29-309 of the Connecticut General Statutes.

(Del) **112.2 Limitations on authority.** Delete section.

(Del) **112.3 Qualifications.** Delete section.

(Del) **112.4 Administration.** Delete section.

SECTION 113
(Amd) ABATEMENT OF FIRE HAZARDS

(Amd) **113.1 Abatement of fire hazards.** The *fire code official* shall order conditions contrary to the provisions of this code to be remedied in accordance with section 29-306 of the Connecticut General Statutes.

(Add) **113.1.1 Unauthorized tampering.** Signs, tags or seals posted or affixed by the *fire code official* shall not be mutilated, destroyed or tampered with, or removed, without authorization from the *fire code official*.

(Del) **113.2 Owner/occupant responsibility.** Delete section.

(Del) **113.3 Notice of violation.** Delete section in its entirety.

(Amd) **113.4 Enforcement by citation.** Pursuant to section 29-291c of the Connecticut General Statutes, Section 113 of this code lists those sections of this code for which a citation may be issued.

(Add) 113.4.1 Enforcement by citation. The following chapters or sections of this code may be enforced through the use of the citation process pursuant to section 29-291c of the Connecticut General Statutes.	
Chapter/Section	**Subject Matter**
Section 105 See CSFPC, Section 1.13	**Operating without a permit required by local ordinance**
Section 806.1	**Provisions for cut Christmas trees**
Section 901.6	**Failure to maintain or the shutting off of any fire protection or fire warning system required by the Connecticut State Fire Safety Code or the Connecticut State Fire Prevention Code**
Section 1003.6	**Blocked, insufficient or impeded egress**
Section 3301	**Safeguards during building construction, alteration, and demolition operations**
Section 1004.9	**Exceeding the established occupancy limit- assembly occupancies**
Section 5609.1	**Storage and display of sparklers and fountains**
Chapter 35 See CSFPC, Chapter 41	**Hot work operations**

Section 606.3	**Procedures for use and maintenance of commercial cooking equipment**
Section 308.2 See also CSFPC Sections 20.1.5.3 and 65.4	**Flame effects before an audience**
Chapter 56	**Sale, handling, and storage of fireworks, sparklers, and fountains**
See CSFPC, Section 69.3.13.1	**Patio heaters**
Section 6106 See CSFPC, Section 69.4.1.3	**Filling, evacuation, or transporting a liquified petroleum (LP) cylinder or tank without the authorization of the owner of the tank**

(Del) SECTION 114
STOP WORK ORDER

(Del) **114.1 Authority.** Delete section.

(Del) **114.2 Issuance.** Delete section.

(Del) **114.3 Emergencies.** Delete section.

(Del) **114.4 Failure to comply.** Delete section.

SECTION 115
UNSAFE STRUCTURES OR EQUIPMENT

(Amd) **115.1 General.** See sections 7-313e and 29-306 of the Connecticut General Statutes.

(Del) **115.1.1 Unsafe conditions.** Delete section.

(Del) **115.1.2 Structural hazards.** Delete section.

(Del) **115.2 Evacuation.** Delete section.

(Del) **115.3 Record.** Delete section.

(Del) **115.4 Notice.** Delete section.

(Del) **115.5 Method of service.** Delete section in its entirety.

(Del) **115.6 Restoration or abatement.** Delete section in its entirety.

(Del) **115.7 Summary abatement.** Delete section in its entirety.

(Add) SECTION 116
OCCUPANCY CLASSIFICATION AND USE

(Add) **116.1 Occupancy classification and use.** The requirements of Chapter 3 of the *International Building Code* portion of the Connecticut State Building Code shall also be considered requirements of this code and known as the *International Building Code*, Chapter 3 portion of the Connecticut State Fire Safety Code.

(Add) SECTION 117
SPECIAL DETAILED REQUIREMENTS BASED UPON OCCUPANCY AND USE

(Add) **117.1 Special detailed requirements based upon occupancy and use.** The requirements of Chapter 4 of the *International Building Code* portion of the Connecticut State Building Code shall also be considered requirements of this code and known as the *International Building Code*, Chapter 4 portion of the Connecticut State Fire Safety Code.

(Add) SECTION 118
GROUP R-1 BED AND BREAKFAST ESTABLISHMENTS

(Add) **118.1 Kitchens in Group R-1 bed and breakfast establishments.** Kitchens in *Group R-1 bed and breakfast establishments* shall be separated by ½-hour rated fire separation assemblies.

Exceptions:

1. If the kitchen is protected by a limited area sprinkler system.
2. If the kitchen is equipped with a listed residential range top extinguisher unit or an approved commercial kitchen hood with a listed, *approved* automatic fire suppression system.
3. The structural members supporting the rated assemblies shall not be required to be fire-resistance rated.

(Add) **118.2 Group R-1 bed and breakfast establishments.** The height limitation for existing unsprinklered *buildings* of Type VB construction undergoing a *change of occupancy* from detached *one- and two-family dwellings* to *Group R-1 bed and breakfast establishments* shall be increased by 5 feet (1,524 mm) from the value in Table 504.3 of the *International Building Code* portion of the Connecticut State Building Code and one *story* from the value in Table 504.4 of the *International Building Code* portion of the Connecticut State Building Code where 1-hour *fire-resistance* rated assemblies are constructed between the second and third floors. The structural members supporting the rated assemblies shall not be required to be *fire-resistance* rated.

(Add) SECTION 119
INCIDENTAL USES

(Add) **119.1 Incidental uses.** The requirements of Section 509 of the *International Building Code* portion of the Connecticut State Building Code shall also be considered requirements of this code and known as the *International Building Code*, Section 509 portion of the Connecticut State Fire Safety Code.

Exception: Incidental uses within and serving a *dwelling unit* are not required to comply with this section.

(Add) SECTION 120
MIXED USE AND OCCUPANCY

(Add) **120.1 Mixed Use and Occupancy.** The requirements of Section 508 of the *International Building Code* portion of the Connecticut State Building Code, except as noted below, shall also be considered requirements of this code and known as the *International Building Code*, Section 508 portion of the Connecticut State Fire Safety Code.

Exceptions:

1. Sections 508.5.9 and 508.5.11 addressing Accessibility and Plumbing Facilities respectively, are not adopted as part of the Connecticut State Fire Safety Code.

2. Any references to allowable building height, allowable building area, or the number of stories allowed in a *building* in Section 508 are not adopted as part of the Connecticut State Fire Safety Code and shall be determined by the *building official.*

(Add) SECTION 121
TRIPLEX AND QUADRUPLEX HOMES

(Add) **121.1 Triplex and Quadruplex homes.** Detached *three-* or *four-family dwellings (triplexes* or *quadruplexes)* shall comply with the applicable provisions of the *International Building Code* portion of the Connecticut State Building Code*.*

> **Exception:** Detached *triplexes* or *quadruplexes,* that are not *townhouses,* not more than three stories above grade plane in height with a separate *means of egress* shall be allowed to comply with the alternative requirements as specifically permitted in Appendix S.

C H A P T E R 2
DEFINITIONS

(Amd) **APPROVED AGENCY.** An established and recognized organization regularly engaged in conducting tests or furnishing inspection services or furnishing product evaluation or certification, where such organization has been *approved* by the *fire code official*. *Building officials* licensed in accordance with the provisions of section 29-262 of the Connecticut General Statutes and employed by the jurisdiction in which the building or structure is being constructed, shall be considered an *approved* agency for the portions of this code also regulated by the Connecticut State Building Code. Pursuant to subsection (e)(1) of section 29-276b of the Connecticut General Statutes, approved agencies conducting tests or furnishings inspection services of soils or concrete must maintain accreditation by the National Voluntary Laboratory Accreditation Program of the National Institute of Standards and Technology.

(Amd) **BUILDING.** Any structure used or intended for supporting or sheltering any use or occupancy. For application of this code, each portion of a building that is completely separated from other portions by *fire walls* designed and constructed in accordance with the Connecticut State Building Code and has been *approved* by the *building official* shall be considered a separate building.

(Add) **BULK MERCHANDISING RETAIL BUILDING.** A retail building exceeding 12,000 square feet (1,115 m^2) in area in which the sales area includes the storage of combustible materials on pallets, in solid piles, or in racks in excess of 12 feet (3,658 mm) in storage height.

(Add) **CHILD CARE CENTER.** A facility that offers or provides a program of supplementary care for more than twelve related or unrelated children outside their own homes on a regular basis, as described in subsection (a)(1) of section 19a-77 of the Connecticut General Statutes and operates in accordance with the licensing requirements

and regulations adopted by the Commissioner of Early Childhood under authority of section 19a-79.

(Add) **DWELLING, FOUR-FAMILY (QUADRUPLEX).** A detached structure (on a single lot), other than a *townhouse*, with common walls or common floor/ceiling between the units, designed for and occupied exclusively as the residence of not more than four (4) *dwelling units* with not more than six lodgers or boarders per *dwelling unit.*

(Add) **DWELLING, ONE-AND-TWO FAMILY**. A building that contains not more than two *dwelling units*, each *dwelling unit* is occupied by members of a single family with not more than six lodger or boarders per *dwelling unit*.

(Add) **DWELLING, ONE-FAMILY.** A building containing one *dwelling unit* with not more than six lodgers or boarders. Also known as a single-family *dwelling*.

(Add) **DWELLING, THREE-FAMILY (TRIPLEX).** A detached structure (on a single lot), other than a *townhouse*, with common walls or common floor/ceiling between the units, designed for and occupied exclusively as the residence of not more than three (3) *dwelling units* with not more than six lodgers or boarders per *dwelling unit.*

(Amd) **FIRE CODE OFFICIAL.** The local fire marshal or State Fire Marshal charged with the enforcement of this code, or his or her duly authorized representative.

(Amd) **FIREWORKS.** Fireworks has the same meaning as provided in section 29-356 of the Connecticut General Statutes and includes any device that meets the definition of 1.3G fireworks and 1.4G fireworks, but excludes sparklers and fountains, as defined in section 29-356 of the Connecticut General Statutes.

> **Fireworks, 1.3G.** Large fireworks devices, which are *explosive materials*, intended for use in fireworks displays and designed to produce audible or visible effects by combustion, *deflagration* or *detonation.* Such 1.3G fireworks include, but are not limited to, firecrackers containing more than 130 milligrams (2 grains) of explosive composition, aerial shells containing more than 40 grams of pyrotechnic composition and other display pieces which exceed the limits for classification as 1.4G fireworks. Such 1.3G fireworks are also identified as Fireworks, UN0335 pursuant to 49.CFR 172.101.
>
> **Fireworks, 1.4G.** Small fireworks devices containing restricted amounts of pyrotechnic composition designed primarily to produce visible or audible effects by combustion or *deflagration* which comply with the construction, chemical composition and labeling requirements for Fireworks, UN0336 pursuant to 49 CFR 172.101 and those set forth in 16 CFR Parts 1500 and 1507.

Sparklers and Fountains. See definition under Sparklers and Fountains.

(Add) **FAMILY CHILD CARE HOME.** A private family home or residence providing care for up to nine related or unrelated children on a regularly recurring basis, as described in subsection (a)(3) of section 19a-77 of the Connecticut General Statutes, that operates in accordance with the licensing requirements and regulations adopted by the Commissioner of Early Childhood under authority of subsection (f) of section 19a-97b.

(Amd) **FOSTER CARE FACILITIES.** Facilities that provide foster care to more than three children, 3 years of age or younger.

(Add) **GROUP CHILD CARE HOME.** A facility that offers or provides a program of supplementary care for up to twelve related or unrelated children on a regular basis that operates in either a commercial or residential facility, as described in subsection (a)(2) of section 19a-77 of the Connecticut General Statutes, and operates in accordance with the licensing requirements and regulations adopted by the Commissioner of Early Childhood under authority of section 19a-79.

(Add) **GUEST SUITE.** An accommodation with two or more contiguous rooms comprising a compartment, with or without doors between such rooms, that provides living, sleeping, sanitary, and storage facilities.

(Amd) **HIGH-RISE BUILDING.** A building with an occupiable floor located more than 75 feet (22 860 mm) above the lowest level of fire department vehicle access.

(Add) **HOTEL.** A building containing six or more guest rooms, intended or designed to be used, or which are used, rented or hired out to be occupied or which are occupied for sleeping purposes by guests.

(Amd) **LODGING HOUSE**. A building that does not qualify as a *one- or two-family dwelling* in accordance with Section 102.5 or an *R-1 Bed and Breakfast Establishment*, and that contains only the owner's *dwelling unit* and guest rooms without permanent provisions for cooking, with a total building occupant load of not more than 16 persons.

(Add) **LODGING OR ROOMING HOUSE**. An *existing* building or portion thereof that does not qualify as a *one- or two-family dwelling*, that provides sleeping accommodations for a total of 16 or fewer people on a transient or permanent basis, without personal care services, with or without meals, but without separate cooking facilities for individual occupants. This definition only applies to an *existing* lodging or rooming house *existing* prior to January 1, 2006.

(Add) **NIGHT CLUB/DISCOTHEQUE/DANCE HALL.** A commercial establishment that is open at night, has music, dancing, or a show, for a fee, and may serve alcoholic drinks and food.

(Add) **PLANS AND SPECIFICATIONS.** See Construction Documents.

(Add) **PLATFORM.** A raised area within a building used for worship, the presentation of music, plays or other entertainment; a head table for special guests; a raised area for lecturers or speakers; a boxing or wrestling ring; a theatre-in-the round stage; or an area used for similar purposes wherein, other than horizontal sliding curtains, there are no overhead hanging curtains, drops, scenery or stage effects other than lighting and sound. A temporary platform is one installed for not more than 30 days.

> **Exception:** Curtains suspended from overhead that open and close in a horizontal manner shall be permitted at platforms.

(Add) **QUADRUPLEX.** See "***Dwelling, four-family***."

(Add) **RESIDENTIAL BOARD AND CARE**. An *existing* occupancy used for lodging and boarding of four or more residents, not related by blood or marriage to the owners or operators, for the purpose of providing personal care services. This definition only applies to an *existing* residential board and care *existing* prior to January 1, 2006.

(Add) **SPARKLERS AND FOUNTAINS.** "Sparklers" and "fountains" have the same meanings as provided in section 29-356 of the Connecticut General Statutes.

(Amd) **SPECIAL AMUSEMENT AREA**. A temporary or permanent *building* or portion thereof that is occupied for amusement, entertainment or educational purposes and is arranged in a manner that meets one or more of the following descriptions:

1. Makes the *means of egress* path not readily apparent due to visual or audio distractions.

2. Intentionally confounds identification of the *means of egress* path.

3. Otherwise makes the *means of egress* path not readily available because of the nature of the attraction or mode of conveyance through the building or structure.

> **Exception:** Children's play structures that do not exceed 10 feet (0.93m) in height and do not have an aggregate horizontal projection in excess of 300 square feet (27.9m).

(Add) **TRIPLEX.** See "***Dwelling, three-family***."

SECTION 203
OCCUPANCY CLASSIFICATION AND USE

(Add) **203.3.4 GROUP B COLLEGE OCCUPANCIES.** A *building*, structure, or portion thereof that is of a Group B Business occupancy classification and associated with a facility of higher education above the twelfth grade. This definition does not include training or skill development facilities.

(Add) **203.3.5 GROUP B MEDICAL AND DENTAL OCCUPANCIES.** Shall apply to Group B medical and dental occupancies that provide services or treatment for four or more patients who may simultaneously be rendered incapable of taking action for self-preservation under emergency conditions. The occupancy shall include, but not be limited to, the following:

Outpatient clinics with general anesthesia or life-support equipment;

Dental centers providing treatment under general anesthesia;

One-day surgical centers; and

Physicians' offices providing treatment under general anesthesia.

Facilities such as the above that do not provide general anesthesia or life support equipment simultaneously to four or more patients shall be classified as Group B Business occupancies.

(Add) **203.3.6 IN-HOME GROUP B OCCUPANCY. (Live-Work Unit)** Customary in-home business occupancies located within a single-family *dwelling unit* that provides professional services and employ a maximum of one employee within the *dwelling* in addition to the residents of the *dwelling unit* shall be classified as a single-family *dwelling*.

(Amd) **203.4.2 Group E, day care facilities, more than six children.** This group includes *buildings*, structures, or portions thereof occupied by more than six children 3 years of age or older who receive educational, supervision or personal care services for fewer than 24 hours per day.

(Amd) **203.4.2.2 Group E, day care facilities, six or fewer children.** A *building*, structure, or portion thereof having six or fewer children who receive educational, supervision or personal care services shall be classified as part of the primary occupancy.

(Amd) **203.4.2.3 Group E, day care facilities, nine or fewer children in a dwelling unit.** A *family child care home,* as described in subsection (a)(3) of section 19a-77 of the

Connecticut General Statutes, that operates in *dwelling unit* within a one-family or two-family residence in accordance with the licensing and regulatory requirements of the Office of Early Childhood shall be classified as Group R-3 or shall comply with the *International Residential Code* portion of the Connecticut State Building Code in accordance with Section 101.2.

> **Exception:** Pursuant to section 19a-87b of the Connecticut General Statutes, a *family child care home* that operates within a *dwelling unit* in a Group R-2 occupancy shall be classified as part of the primary occupancy.

Note: Residential Group R-4, Four to sixteen persons receiving care; and Residential Group R-3, Three or fewer persons receiving care are located under the **Institutional Group I-1** heading.

(Add) **203.5.3 IN-HOME INDUSTRIAL OCCUPANCIES, OTHER THAN HIGH HAZARD INDUSTRIAL OCCUPANCIES. (Live-Work Unit)** Customary in-home industrial occupancies located within a single-family *dwelling unit*, in which processing, assembling, mixing, packaging, finishing, decorating, or repair operations are conducted, that employ a maximum of one employee within the dwelling in addition to the residents of the *dwelling unit*, shall be classified as single-family residential occupancies.

(Amd) **203.7.1.3 Residential Group R-4, Four to sixteen persons receiving care.** A facility housing not fewer than four and not more than sixteen persons receiving custodial care shall be classified as R-4.

(Amd) **203.7.1.4 Residential Group R-3 Three or fewer persons receiving care.** A facility with three or fewer persons receiving custodial care shall be classified as Group R-3 or shall comply with the *International Residential Code* portion of the Connecticut State Building Code.

(Amd) **203.7.2 Institutional Group I-2.** Institutional Group I-2 occupancy shall include buildings and structures used for medical care on a 24-hour basis for more than three persons who are incapable of self-preservation. This group shall include, but not be limited to, the following:

Foster care facilities

Detoxification facilities

Hospitals

Nursing homes

Psychiatric hospitals

(Amd) **203.7.2.2 Institutional Group I-2, Three or fewer persons receiving care.** A facility with three or fewer persons simultaneously receiving medical care shall be classified as Group R-3 or shall comply with the *International Residential Code* portion of the Connecticut State Building Code provided an *automatic sprinkler system* is installed in accordance with Section 903.3.1.3 or Section P2904 of the *International Residential Code* portion of the Connecticut State Building Code.

(Add) **203.7.2.3 Small I-2 Home, Alternative compliance for small I-2 homes.** See Section 116 for alternative compliance provisions for Group I-2 homes serving four to six persons who are incapable of self-preservation.

(Amd) **203.7.3 Institutional Group I-3.** Institutional Group I-3 occupancy shall include buildings that are inhabited by more than three persons who are under restraint or security. A Group I-3 facility is occupied by persons who are generally incapable of self-preservation due to security measures not under such persons' control. This group shall include, but not be limited to, the following:

Correctional centers

Detention centers

Jails

Prerelease centers

Prisons

Reformatories

Buildings of Group I-3 shall be classified as one of the occupancy conditions specified in Sections 203.7.3.1 through 203.7.3.5 and shall comply with Section 408 of the *International Building Code* portion of the Connecticut State Building Code.

(Amd) **203.7.4 Institutional Group I-4, day care facilities.** Institutional Group I-4 occupancy shall include *buildings* and structures occupied by more than six persons of any age who receive custodial care for fewer than 24 hours per day by persons other than parents or guardians or relatives by blood, marriage or adoption, and in a place other than the home of the person cared for. This group shall include, but not be limited to, the following:

Adult day care

Child day care

(Amd) **203.7.4.1 Institutional Group I-4, Classification as Group E.** A child day care facility that provides care for more than six but not more than one hundred children 3

years or less of age, where the rooms in which the children are cared for are located on the level of exit discharge serving such rooms and each of these child care rooms has an exit door directly to the exterior, shall be classified as Group E.

(Amd) **203.7.4.3 Institutional Group I-4 day care facilities, six or fewer persons receiving care.** A facility having six or fewer persons receiving custodial care shall be classified as part of the primary occupancy.

(Amd) **203.7.4.4 Institutional Group I-4, Family child care home.** A *family child care home,* as described in subsection (a)(3) of section 19a-77 of the Connecticut General Statutes, that operates in *dwelling unit* within a one-family or two-family residence in accordance with the licensing and regulatory requirements of the Office of Early Childhood shall be classified as Group R-3 or shall comply with the *International Residential Code*.

> **Exception:** Pursuant to section 19a-87b of the Connecticut General Statutes, a *family child care home* that operates within a *dwelling unit* in a Group R-2 occupancy shall be classified as part of the primary occupancy.

(Add) **203.7.4.5 Institutional Group I-4, Group child day care.** A *group child care home,* as described in subsection (a)(2) of section 19a-77 of the Connecticut General Statutes, that operates in *dwelling unit* within a one-family or two-family residence in accordance with the licensing and regulatory requirements of the Office of Early Childhood shall be classified as Group R-3 or shall comply with the *International Residential Code* portion of the Connecticut State Building Code.

(Amd) **203.9.1 Residential Group R-1.** Residential occupancies containing *sleeping units* or more than two *dwelling units* in which the occupants are primarily transient in nature, including:

> Bed and breakfast establishments
>
> Boarding houses with more than six occupants
>
> Congregate living facilities with more than six occupants
>
> Hotels
>
> Motels

(Add) **203.9.1.1 Group R-1 BED and BREAKFAST or BED and BREAKFAST ESTABLISHMENT.** A building:

(1) That provides sleeping accommodations to the public for a fee for no more than sixteen persons with guest rooms limited to the first and second floor of the structure, and

(2) Where the owner occupies the *building* or an adjacent property as his or her primary place of residence, and

(3) Where cooking or food warming of any type is not allowed in guest rooms, and

(4) That is a maximum of three stories in height and does not contain a mixed occupancy.

(Amd) **203.9.2 Residential Group R-2.** Residential Group R-2 occupancies containing *sleeping units* or more than two *dwelling units* where the occupants are primarily permanent in nature, including:

Apartment houses

Boarding houses with more than six occupants

Congregate living facilities with more than six occupants

Convents

Dormitories

Fraternities and sororities

Hotels

Live/work units

Monasteries

Motels

Vacation timeshare properties

(Add) **203.9.2.1 Residential Group R-2 triplexes and quadruplexes**. Buildings that do not contain more than four *dwelling units*, with not more than six lodgers or boarders per *dwelling unit* and that are designed in accordance with Appendix S.

(Amd) **203.9.3 Residential Group R-3.** Residential Group R-3 occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4 or I, including:

Buildings that do not contain more than two *dwelling units*, with not more than six lodgers or boarders per *dwelling unit*.

Care facilities that provide accommodations for five or fewer persons receiving care.

Congregate living facilities (nontransient) with six or fewer occupants where personal care services are not provided.

Boarding houses (nontransient)

Convents

Dormitories

Emergency services living quarters

Fraternities and Sororities

Monasteries

Congregate living facilities (transient) with six or fewer occupants where personal care services are not provided.

Boarding houses (transient) with six or fewer occupants where personal care services are not provided.

(Amd) **203.9.4 Residential Group R-4**. Residential Group R-4 occupancy shall include buildings, structures or portions thereof for more than 3 but not more than 16 occupants, excluding staff, who reside on a 24-hour basis in a supervised residential environment and receive custodial care. Buildings of Group R-4 shall be classified as one of the occupancy conditions specified in Section 203.9.4.1, 203.9.4.2, or 203.9.4.3. Group R-4 occupancies shall meet the requirements for construction as defined for Group R-3, except as otherwise provided for in the *International Building Code* portion of the Connecticut State Building Code. This group shall include, but not be limited to, the following:

Alcohol and drug centers

Assisted living facilities

Congregate care facilities

Group homes

Halfway houses

Residential board and care facilities

Social rehabilitation facilities

C H A P T E R 3
GENERAL REQUIREMENTS

(Amd) **301.2 Permits.** *Permits* shall be required as set forth in Section 105.5 for the activities or uses regulated by Sections 303, 306, 308, 315, and 320.

(Amd) **304.1.1 Valet trash**. *Valet trash* collection shall be permitted in accordance with Appendix O only where *approved*. The owner and valet trash collection service provider shall comply with the rules and limitations established by the jurisdiction.

(Amd) **304.3.5 Capacity exceeding 1.5 cubic yards**. Dumpsters and containers with an individual capacity of 1.5 cubic yards [40.5 cubic feet (1.15 m3)] or more shall not be stored in buildings or placed within 10 feet (3048 mm) of combustible walls, openings or combustible roof eave lines.

Exceptions:

1. Dumpsters or containers that are placed inside buildings in areas protected by an *approved automatic sprinkler system* installed throughout in accordance with Section 903.3.1.1, 903.3.1.2, or 903.3.1.3.2.

2. Storage in a structure shall not be prohibited where the structure is of Type I or IIA construction, located not less than 10 feet (3048 mm) from other buildings and used exclusively for dumpster or container storage.

3. Dumpsters or containers that are located adjacent to buildings where the exterior area is protected by an *approved automatic sprinkler system*.

(Del) SECTION 307
OPEN BURNING, RECREATIONAL FIRES AND PORTABLE OUTDOOR FIREPLACES

Delete section in its entirety. See section 23-48 of the Connecticut General Statutes.

(Amd) **308.1 General.** Open flame, fire and burning shall be in accordance with Sections 308.1.1 to 308.4.1, inclusive, and with other applicable sections of this code.

(Amd) **308.2 Permits required.** *Permits* shall be obtained from the *fire code official* in accordance with Section 105.5 prior to engaging in the following activities involving open flame, fire and burning:

1. Use of a torch or flame-producing device to remove paint from a structure.

2. Except for theatrical performance open flame devices as specified in Section 308.3.2, the use of open flame, fire or burning in connection with Group A or E occupancies.

3. Use or operation of torches and other devices, machines or processes liable to start or cause fire in or on wildfire risk areas.

Note: See section 29-357a of the Connecticut General Statutes for permit

requirements for displays of special effects produced by pyrotechnics or flame producing devices.

(Amd) **308.3.2 Theatrical performances, flame effects before an audience.** Where *approved* by the State Fire Marshal, open flame devices or effects used in conjunction with theatrical performances or flame effects before an audience shall be in conformance with and governed by the requirements of the Connecticut State Fire Prevention Code.

(Add) **308.3.2.1 Approval.** The use of flame effect materials, devices or components governed by NFPA 140 or NFPA 160, and the device(s), their arrangement, location(s), and fuel(s), shall be *approved* by the State Fire Marshal and shall be in conformance with the requirements of the Connecticut State Fire Prevention Code.

(Del) SECTION 310
SMOKING

Delete section in its entirety.

(Add) **315.3.5 Fuel-fired appliances**. A minimum distance of 3 feet (914 mm) shall be maintained at all times between combustible storage and fuel-fired appliances.

Exception: Clearances of less than 3 feet (914 mm) shall be permitted where *approved* by the specific appliance manufacturer.

C H A P T E R 4
EMERGENCY PLANNING AND PREPAREDNESS.

(Amd) **401.1 Scope.** Reporting of emergencies, coordination with emergency response forces, emergency plans and procedures for managing or responding to emergencies shall comply with the provisions of this section.

(Amd) **403.2.2 Announcements.** As required by subsection (b) of section 29-381 of the Connecticut General Statutes, before any performance or event at any theater, concert or music hall or assembly hall or at any *building*, auditorium or room used for public gatherings of more than one hundred persons, the owner, proprietor, manager or agent of such theater, hall, *building*, auditorium or room shall make a public announcement that describes the location of emergency exits.

(Amd) **403.4.1 Fire drills. Crisis response drills.** (a) Each local and regional board of education shall provide for a fire drill to be held in the schools of such board not later than thirty days after the first day of each school year and at least once each month thereafter, except as provided in subsection (b) of this section.

(b) Each such board shall substitute a crisis response drill for a fire drill once every three months and shall develop the format of such crisis response drill in consultation with the appropriate local law enforcement agency. A representative of such agency may supervise and participate in any such crisis response drill.

(Amd) **403.7.2 Group I-2 occupancies.** Group I-2 occupancies shall comply with Sections 401, 403.7.2.1 to 403.7.2.4.1, inclusive, and 404 to 406, inclusive.

(Amd) **403.7.2.4 Emergency evacuation drills not including small I-2 homes.** Emergency evacuation drills shall comply with Section 405.

Exceptions:

1. The movement of patients to safe areas or to the exterior of the building is not required.

2. Where emergency evacuation drills are conducted after visiting hours or where patients or residents are expected to be asleep, a coded announcement shall be an acceptable alternative to audible alarms.

(Add) **403.7.2.4.1 Emergency evacuation drills for small I-2 homes.** Emergency evacuation drills shall involve the actual evacuation of all residents to an assembly point, as specified in the emergency action plan required by the Connecticut State Fire Prevention Code, and shall provide residents with experience in egressing through all exits and means of escape required by the code.

(Amd) **403.9.2.1 College and university buildings. Residential boarding and high school buildings.** An *approved* fire safety and evacuation plan in accordance with Section 404 shall be prepared and maintained for Group R-2 college and university buildings, and R-2 Residential boarding and high school buildings. Group R-2 college and university buildings, and R-2 Residential boarding and high school buildings shall comply with Sections 403.9.2.1.1 and 403.9.2.1.2.

(Amd) **403.9.2.1.1 First emergency evacuation drill.** The first emergency evacuation drill of each school year shall be conducted within 30 days of the beginning of classes.

(Amd) **403.9.2.2.1 Guide contents.** A fire emergency guide shall describe the location, function and use of fire protection equipment and appliances available for use by residents, including *fire alarm systems*, *smoke alarms* and portable fire extinguishers. Guides shall include an emergency evacuation plan for each sleeping unit or *dwelling unit*.

(Amd) **403.9.3.1.1 Fire safety plan.** A copy of the fire safety plan shall be maintained at the facility at all times. The plan shall include the following in addition to the requirements

of Section 404.2.2:

1. Location and number of resident sleeping rooms.

2. Location of special locking or egress control arrangements.

3. Location of all points of safety.

(Add) **403.10.7 Road tunnels.** Newly-constructed road tunnels shall comply with Chapter 7 of NFPA 502. Renovations to existing road tunnels are not required to comply with Chapter 7 of NFPA 502.

(Amd) **403.11.3 Crowd managers.** Where facilities or events involve a gathering of more than 250 people, crowd managers shall be provided in accordance with Sections 403.11.3.1 to 403.11.3.3, inclusive.

(Amd) **403.11.3.1 Number of crowd managers.** Not fewer than one trained crowd manager for each 250 persons or portion thereof, shall be provided for the gathering.

Exceptions:

1. Outdoor events with fewer than 1,000 persons in attendance shall not require crowd managers.

2. Assembly occupancies used exclusively for religious worship with an *occupant load* not exceeding 500 shall not require crowd managers.

3. The number of crowd managers shall be reduced where, in the opinion of the *fire code official*, the fire protection provided by the facility and the nature of the event warrant a reduction.

(Amd) **404.2.3.2 Drills**. Lockdown plan drills shall be conducted in accordance with the *approved* plan. Except as provided for in Section 403.4.1, such drills shall not be substituted for fire and evacuation drills required by Section 405.3.

(Amd) **Table 405.3**

FIRE AND EVACUATION DRILL FREQUENCY AND PARTICIPATION

Group or Occupancy	Frequency	Participation
Group A	Quarterly	Staff
Group B[b]	Annually	All occupants
Group B[c] (Ambulatory care facilities)	Quarterly on each shift[a]	Staff
Group B[b] (Clinic,	Annually	Staff

outpatient)		
Group E	Monthly[a,e]	All occupants
Group F	Annually	Staff
Group I-1	Semiannually on each shift[b]	All occupants
Group I-2	Quarterly on each shift[a]	Staff
Small I-2 Group Homes	Quarterly on each shift	All occupants, See Section 403.7.2.4
Group I-3	Quarterly on each shift[a]	Staff
Group I-4	Monthly on each shift[a]	All occupants
Group R-1	Quarterly on each shift	Staff
Group R-2[d]	Four annually	All occupants
Group R-4	Semiannually on each shift[a,f]	All occupants[f]

a. In severe weather conditions, the *fire code official* shall have the authority to modify the emergency evacuation drill frequency.

b. Emergency evacuation drills are required in Group B buildings having an occupant load of 500 or more persons or more than 100 persons above or below the lowest level of exit discharge.

c. Emergency evacuation drills are required in ambulatory care facilities in accordance with Section 403.3.

d. Emergency evacuation drills in Group R-2 college and university buildings shall be in accordance with Section 403.9.2.1. Other Group R2 occupancies shall be in accordance with Section 403.9.2.2.

e. See Section 403.4.1 for crisis response drills.

f. See Section 403.9.3.4.

C H A P T E R 5
FIRE SERVICE FEATURES

(Amd) **501.1 Scope** The fire chief in conjunction with the *fire code official* shall assure fire service features for *buildings*, structures, operations, and premises shall comply with this chapter.

(Amd) **501.2 Permits.** A *permit* shall be required as set forth in Section 105.5.

(Amd) **503.1.1 Buildings and facilities.** *Approved fire apparatus access roads* shall be provided for every facility, *building* or portion of a *building* hereafter constructed or moved into or within the jurisdiction. The *fire apparatus access road* shall comply with the requirements of this section, Appendix D, and shall extend to within 150 feet (45 720

mm) of all portions of the facility and all portions of the *exterior walls* of the first story of the *building* as measured by an *approved* route around the exterior of the building or facility, and within 50 feet (15240 mm) of at least one exterior door.

Exceptions:

1. The *fire code official* is authorized to increase the dimension of 150 feet (45 720mm) where any of the following conditions occur:

    1.1. The building is equipped throughout with an *approved automatic sprinkler system* installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.

    1.2. *Fire apparatus access roads* cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an *approved* alternative means of fire protection is provided.

    1.3. There are not more than two Group R-3 or Group U occupancies having an area not exceeding 400 ft^2.

2. Where *approved* by the *fire code official*, *fire apparatus access roads* shall be permitted to be exempted or modified for solar photovoltaic power generation facilities.

(Amd) **503.1.2 Additional access.** The *fire code official* in conjunction with the *fire chief* is authorized to require more than one *fire apparatus access road* based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climate conditions or other factors that could limit access.

(Add) **503.1.4 Existing fire department access roads.** *Existing*, previously *approved fire department access roads* shall be permitted to remain where the *existing* fire department access is *approved* by the *fire code official*.

(Add) **505.3 Building Sign Information.** Where required by the *fire code official*, *buildings* and structures shall have building sign information installed per the criteria in Appendix J.

(Del) **507.1 Required water supply.** Delete section in its entirety.

(Del) **507.2 Type of water supply.** Delete section in its entirety.

(Del) **507.3 Fire flow.** Delete section in its entirety.

(Del) **507.4 Water supply test.** Delete section in its entirety.

(Amd) **507.5 Fire hydrant systems.** Fire hydrant systems shall comply with Sections 507.5.1.1 to 507.5.6, inclusive.

(Del) **507.5.1 Where required.** Delete section.

(Amd) **510.1 Emergency responder communications enhancement systems in new buildings**. *Approved* in-building emergency responder communications enhancement system (ERCES) for emergency responders shall be provided in all new buildings. In-building ERCES within the *building* shall be based on the *existing* coverage levels of the public safety communications systems utilized by the jurisdiction, measured at the exterior of the *building*. The ERCES, where required, shall be of a type determined by the *fire code official* and the *frequency license holder(s)*. This section shall not require improvement of the *existing* public safety communications systems.

Exceptions:

1. Where *approved* by the *building official* and the *fire code official*, a wired communications system in accordance with Section 907.2.13.2 shall be permitted to be installed or maintained instead of an *approved* communications coverage system.
2. Where it is determined by the *fire code official* in conjunction with the fire chief that the in-building emergency responder communications enhancement system is not needed.
3. In facilities where emergency responder communications coverage is required and such systems, components or equipment required could have a negative impact on the normal operations of that facility, the *fire code official* shall have the authority to accept an automatically activated emergency responder communications coverage system.
4. One-story buildings not exceeding 12,000 square feet (1115 m2) with no below-ground area(s).

C H A P T E R 6
BUILDING SERVICES AND SYSTEMS

(Add) **601.3 Gas.** The *International Fuel Gas Code* is not adopted by the state of Connecticut. Any references to the *International Fuel Gas Code* within the body of this code shall be considered references to the requirements of NFPA 54, *National Fuel Gas Code*; NFPA 2, *Hydrogen Technologies Code*; and NFPA 58, *Liquified Petroleum Gas Code*. These requirements apply to gas piping systems extending from the point of

delivery to the inlet connections of appliances, the installation and operation of residential and commercial gas appliances and related accessories as covered by this code.

(Amd) **603.9 Abandoned wiring.** Abandoned cables that are able to be accessed without causing damage, or requiring demolition to the building, shall be tagged for future use or removed.

(Amd) **604.1 State Elevator Code.** All elevators, dumbwaiters, material lifts, vertical and inclined platform lifts, inclined stairway chairlifts, limited-use/limited application elevators and escalators, including *existing* systems, shall comply with the regulations of the Department of Administrative Services adopted pursuant to chapter 538 of the Connecticut General Statutes as enforced by the State Elevator Inspector and the requirements of this section.

(Del) **604.2 Emergency operations.** Delete section in its entirety.

(Del) **604.3 Standby power.** Delete section in its entirety.

(Del) **604.5 Maintenance of elevators.** Delete section in its entirety.

(Del) **604.6 Elevator keys.** Delete section in its entirety.

(Amd) **605.4 Fuel oil storage systems.** Fuel oil storage systems shall be installed and maintained in accordance with the requirements of NFPA 31 and this Code. Tanks and fuel-oil piping systems shall be installed in accordance with NFPA 31 and Chapter 13 of the *International Mechanical Code* portion of the Connecticut State Building Code.

(Amd) **606.1 General.** Commercial kitchen exhaust hoods shall comply with the requirements of the *International Mechanical Code* portion of the Connecticut State Building Code.

(Amd) **606.3 Operations and maintenance.** Commercial cooking systems shall be operated, inspected and maintained in accordance with Sections 606.3.1 through 606.3.4 and NFPA 96, *Standard for Ventilation Control and Fire Protection of Commercial Cooking Operations*.

C H A P T E R 7
(AMD) INSPECTION AND MAINTENANCE OF FIRE AND SMOKE PROTECTION FEATURES

(Amd) **701.1 Scope.** The provisions of this Chapter shall govern the inspection and

maintenance of the materials, systems and assemblies used for structural *fire resistance*, *fire-resistance-rated* construction separation of adjacent space and construction installed to resist the passage of smoke to safeguard against the spread of fire and smoke within a *building* and the spread of fire to or from *buildings*. New *buildings* shall comply with the *International Building Code* portion of the Connecticut State Building Code and Section 701.1.1.

(Add) **701.1.1 Additional requirements.** In addition to the requirements of this Chapter, the requirements of Chapter 7 of the *International Building Code* portion of the Connecticut State Building Code shall also be considered requirements of this Code and known as the *International Building Code*, Chapter 7 portion of the Connecticut State Fire Safety Code.

(Amd) **701.6 Owner's responsibility.** The *owner* shall maintain an inventory of all required *fire-resistance-rated* construction, construction installed to resist the passage of smoke and the construction included in Sections 703 to 707, inclusive, and Sections 602.4.1 and 602.4.2 of the *International Building Code* portion of the Connecticut State Building Code. Such construction shall be visually inspected by the *owner* annually and properly repaired, restored or replaced when damaged, altered, breached or penetrated. Where concealed, such elements shall not be required to be visually inspected by the *owner* unless the concealed space is accessible by the removal or movement of a panel, access door, ceiling tile or similar movable entry to the space.

(Amd) **705.2 Inspection and maintenance.** *Opening protectives* in *fire-resistance-rated* assemblies shall be inspected and maintained in accordance with NFPA 80. *Opening protectives* in *smoke barriers* shall be inspected and maintained in accordance with NFPA 80 and NFPA 105. Openings in *smoke partitions* shall be inspected and maintained in accordance with NFPA 105. Fire doors and smoke and draft control doors shall not be blocked, obstructed, or otherwise made inoperable. Fusible links shall be replaced promptly whenever fused or damaged. *Opening protectives* and smoke and draft control doors shall not be modified.

> **Exception**: Where a door or door frame is not required to be fire protection rated and is equipped with a fire protection label, the door and the door frame shall not be required to comply with NFPA 80.

(Add) **705.2.8 Inspection and Testing of Door Assemblies**. Doors, other than those covered under NFPA 80 and NFPA 105 that are required to be self-closing or automatic closing shall comply with all of the following:

1. Door assemblies shall be inspected annually.
2. Doors shall be operated to confirm full closure.
3. Parts found to be damaged or inoperative shall be replaced.
4. Door openings and the surrounding areas shall be kept clear of anything that could

obstruct or interfere with the free operation of the door.

5. Blocking or wedging of doors in the open position shall be prohibited.
6. Self-closing and automatic-closing devices shall be kept in working condition at all times.

C H A P T E R 8
INTERIOR FINISH, DECORATIVE MATERIALS AND FURNISHINGS

(Add) **801.1.1 Additional requirements.** In addition to the requirements of this chapter, the requirements of Chapter 8 of the *International Building Code* portion of the Connecticut State Building Code shall also be considered requirements of this code and known as the *International Building Code*, Chapter 8 portion of the Connecticut State Fire Safety Code.

(Amd) SECTION 803
WALL AND CEILING FINISHES

(Amd) SECTION 804
INTERIOR WALL AND CEILING TRIM AND INTERIOR FINISH IN BUILDINGS

(Amd) **804.1 Interior trim.** Combustible trim in *buildings*, excluding *handrails* and guards, shall not exceed 10 percent of the specific wall or ceiling areas to which it is attached. Other than foam plastic, material used as interior trim shall comply with Section 804.1.1 or 804.1.2. Foam plastic used as interior trim shall comply with Section 804.2.

(Amd) SECTION 805
UPHOLSTERED FURNITURE AND MATTRESSES IN BUILDINGS

(Amd) SECTION 806
NATURAL DECORATIVE VEGETATION IN BUILDINGS

(Amd) **806.1.1** Where permitted by the *fire code official,* Christmas trees shall be permitted in accordance with Table 806.1.1.

(Add) Table 806.1.1 Provisions for Christmas Trees by Occupancy

Occupancy	No Trees Permitted	Cut Tree Permitted With Automatic Sprinkler System	Cut Tree Permitted Without Automatic Sprinkler System	Balled Tree Permitted
Ambulatory health care				X
Apartment buildings		Within unit	Within unit	X
Assembly				X
Board and care				X
Business		X		X
Day-care		X		X
Detention and correctional	X			
Dormitories			X**	X
Educational				X
Health care				X
Hotels				X
Industrial		X	X	X
Lodging and rooming		X		X
Mercantile		X		X
Storage		X	X	X

****** Cut trees in dwelling units that are associated with supervisory personnel in dormitory occupancies are permitted subject to the approval of the *fire code official*.

(Add) **806.5** Limited quantities of decorative vegetation shall be permitted where the *fire code official* determines that adequate safeguards are provided based on use group, as well as quantity and nature of decorative vegetation.

(Amd) SECTION 807
DECORATIVE MATERIALS AND TRIM AND ARTIFICIAL DECORATIVE VEGETATION IN BUILDINGS

(Amd) SECTION 808
FURNISHINGS AND OTHER UPHOLSTERED FURNITURE AND MATTRESSES OR DECORATIVE MATERIALS IN BUILDINGS

C H A P T E R 9
FIRE PROTECTION AND LIFE SAFETY SYSTEMS

(Amd) **901.3 Permits.** A *permit* shall be required as set forth in Section 105.5.

(Amd) **901.5 Administration of installation acceptance testing.** Fire detection and alarm systems, emergency alarm systems, gas detection systems, fire-extinguishing systems, fire hydrant systems, fire standpipe systems, fire pump systems, private fire service mains and all other *fire protection systems* and appurtenances thereto shall be subject to acceptance tests as contained in the installation standards and as *approved* by the *fire code official*. The *fire code official* shall be notified before any required acceptance testing. Testing shall be conducted in the presence of the *fire code official* or his or her representative at the expense of the owner or owner's representative.

(Amd) **901.6 Inspection, testing and maintenance.** Fire detection and alarm systems, emergency alarm systems, gas detection systems, fire-extinguishing systems, mechanical smoke exhaust systems and smoke and heat vents shall be maintained in an operative condition at all times and shall be replaced or repaired where defective. Non-required *fire protection systems* and equipment shall be inspected, tested and maintained or removed. The responsible person conducting an inspection, testing, or maintenance shall make records of all inspections, tests, and maintenance of the systems and its components and make the records available to the *fire code official* upon request. In the event of a system deficiency discovered during a required inspection or other event, the system shall be immediately tagged by such responsible person conducting the inspection noting the issue and date. The discovered deficiency(cies) shall be noted on the inspection report and a copy of such report shall be immediately forwarded to the *fire code official*. Contact information for the responsible person shall be included in the report.

(Add) **901.6.1.1 Maintenance of NFPA 13D systems.**

(Add) **901.6.1.1.1 Monthly maintenance.** A minimum monthly maintenance program shall include:

(1) Visually inspecting all sprinklers to ensure against obstruction of spray.

(2) Inspecting all valves to ensure they are open.

(3) Checking the pressure of air used with dry systems.

(4) Checking the water level in storage tanks.

(Add) **901.6.1.1.2 Quarterly maintenance.** A minimum quarterly maintenance program shall include:

(1) Testing of all water flow alarms.

(2) Testing of the alarm system.

(Add) **901.6.1.1.3 Sprinkler Replacement.** Operated or damaged sprinklers shall be replaced with sprinklers having the same performance characteristics as the original equipment.

(Add) **901.6.1.1.4 Painted Sprinklers.** Any sprinklers that have been painted outside the factory shall be replaced with a new listed sprinkler.

(Amd) **901.7 Systems out of service.** Where a required *fire protection system* is out of service for more than 4 hours in a 24-hour period, the fire department and the *fire code official* shall be notified immediately and, where required by the *fire code official*, the building shall be either evacuated or an *approved* fire watch shall be provided for all occupants left unprotected by the shut down until the *fire protection system* has been returned to service. Where utilized, fire watches shall be provided with not less than one *approved* means for notification of the fire department. The only duty of the fire watch shall be to perform constant patrols of the building and keep watch for fires.

Exception: Facilities with an *approved* notification and impairment management program. The notification and impairment program for water-based *fire protection systems* shall comply with NFPA 25.

(Add) **901.11 Ceiling tiles and ceiling assemblies.** Where automatic sprinklers or automatic fire detection devices are installed, ceiling tiles and ceiling assemblies necessary for the proper actuation of the fire protection devices shall be maintained.

(Amd) **903.1.1 Alternative protection.** In any occupancy where the character of fuel for fire is such that extinguishment or control of fire is accomplished by a type of alternative automatic extinguishing system complying with Section 904, such alternative system shall be permitted in lieu of an automatic sprinkler system and shall be installed in accordance with the applicable standard and *approved* by the *fire code official*.

(Amd) **903.2.1.2 Group A-2.** An *automatic sprinkler system* shall be provided for *fire areas* containing Group A-2 occupancies and throughout all stories from the Group A-2 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

1. The *fire area* exceeds 5,000 square feet (464.5 m^2).

   Exception: Existing restaurants in existing non-sprinklered buildings that were designated Use Group A-3 under a previous edition of the Connecticut State Building Code that undergo addition, alteration or change of occupancy that results in an increase in the restaurant's fire area provided the proposed fire area does not exceed 12,000 square feet (1,115 m^2).

2. The *fire area* has an *occupant load* of 300 or more or where the occupant load exceeds 100 or more in the following assembly occupancies:

   a. *Dance halls*

   b. *Discotheques*

   c. *Night clubs*

   d. Assembly occupancies with festival seating.

3. The *fire area* is located on a floor other than a *level of exit discharge* serving such occupancies.

(Amd) **903.2.1.6 Assembly occupancies on roofs.** Where an occupiable roof has an assembly occupancy with an *occupant load* exceeding 100 for Group A-2 and 300 for other Group A occupancies, all floors between the occupiable roof and the *level of exit discharge* shall be equipped with an *automatic sprinkler system* in accordance with Section 903.3.1.1 or 903.3.1.2.

Exception: Open parking garages of Type I or Type II construction.

(Add) **903.2.3.1. Statutory requirements.** An *automatic sprinkler system* shall be provided in Group E occupancies pursuant to section 29-315 of the Connecticut General Statutes.

(Amd) **903.2.7 Group M.** An *automatic sprinkler system* shall be provided throughout buildings containing a Group M occupancy where one or more of the following conditions exists:

1. A Group M *fire area* exceeds 12,000 square feet (1,115 m^2).
2. A Group M *fire area* is located more than three stories above grade plane.

3. The combined area of all Group M *fire areas* on all floors, including any mezzanines, exceeds 24,000 square feet (2,230 m^2).

4. Throughout stories below the *level of exit discharge* where such stories have an area exceeding 2,500 square feet (232 m^2) and are used for the sale, storage or handling of combustible goods or merchandise.

5. In Group M occupancies storage rooms containing consumer fireworks, regardless of size, in a new or existing permanent store shall be protected with an *automatic sprinkler system* installed in accordance with NFPA 13 or separated from the retail sales area by a fire barrier having a fire resistance rating of not less than 1 hour. The quantity of fireworks permitted in storage shall not exceed 3,600 cubic feet, including packaging. Such storage shall be segregated into areas of 1,200 cubic feet or less and separated by a minimum of 4 feet of clear space.

6. In Group M occupancies, the total quantity of sparklers and fountains on hand either displayed or in storage shall not exceed 227.2 lb. (gross) [103 kg (gross)], including packaging or 1,000 lb. (gross) [454 kg (gross)] in a building protected throughout with an approved *automatic sprinkler system* installed in accordance with NFPA 13. A quantity in excess of these amounts is subject to approval by the State Fire Marshal.

(Amd) **903.2.8 Group R.** An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all newly constructed *buildings* with a Group R *fire area* or in existing *buildings* that have a Group R *fire area* newly introduced by *change of occupancy*, occupancy group designation or by an *addition*. The use of any exceptions in this section shall also comply with the means of egress requirements of Chapter 10.

Exceptions:

1. *Group R-1 bed and breakfast establishments*.

2. In existing buildings four stories or less in height containing not more than four dwelling units where dwelling units are added to an existing Group R use that does not involve a physical increase in the height or *building area* and where each dwelling unit has two means of egress that meets any of the following:

   2.1. An *exit* door directly to the exterior at a *level of exit discharge*.

   2.2. Access to an exterior egress *stair* serving a maximum of two *dwelling units*.

   2.3. Direct access to an interior *stair* serving a maximum of two *dwelling units* and separated from all other portions of the *building* with 1-hour fire-resistance-rated *fire barriers*.

3. *Existing* buildings converted prior to June 15, 1994, from a one- or two-family building or Group R-3 to Group R-2 containing not more than four *dwelling units*.

4. Horizontal additions containing newly introduced Group R occupancies that are added to *existing* buildings shall have an *automatic sprinkler system* installed in the addition only if the addition is completely separated from the existing building by fire barriers with a minimum 1-hour fire-resistance rating.

5. In a *building* with a maximum of two *dwelling units* where:

5.1. The exit(s) and *dwelling units* are separated from any non-residential occupancy in accordance with Section 508 of the *International Building Code* portion of the Connecticut State Building Code.

5.2. The non-residential occupancy is protected by an automatic fire detection and alarm system with notification in each *dwelling unit(s)*.

5.3. Each *dwelling unit* has two *means of egress* that meets any of the following:

5.3.1. An *exit* door to the exterior at the *level of exit discharge*.

5.3.2. Access to an exterior egress *stair* serving a maximum of two *dwelling units*.

5.3.3. Direct independent access to an interior *stair* serving a maximum of two *dwelling units* and separated from all other portions of the *building* with 1-hour fire resistance rated *fire barriers*.

(Amd) **903.2.8.3 Care facilities.** An *automatic sprinkler system* installed in accordance with Section 903.3.1.3 shall be permitted in Group R-4 care facilities with sixteen or fewer residents when all of the following conditions are met:

1. The facility is not in a building containing mixed occupancies,
2. The building in which the facility is located is limited to two stories above grade plane and 40 feet (12.2 m) in height,
3. The *automatic sprinkler system* has a minimum 30-minute water supply,
4. All habitable, enclosed, usable areas and closets shall be sprinklered,
5. Facilities with more than eight residents shall be treated as two-family dwellings with regard to water supply, and
6. The *automatic sprinkler system* is provided with valve supervision by one of the following methods:

6.1. A single listed control valve that shuts off both domestic and *automatic sprinkler system* water supply and a separate valve that shuts off the domestic system only.

6.2. Electrical supervision connected to the facility's fire alarm system.

6.3. Valve closure that causes the sounding of an audible alarm throughout the premises.

(Amd) **903.2.11 Specific building areas and hazards.** In all occupancies other than Group U, an *automatic sprinkler system* shall be installed for building design or hazards in the locations set forth in Sections 903.2.11.1 to 903.2.11.7, inclusive.

(Add) **903.2.11.7 Additional statutory requirements.** Pursuant to section 29-315 of the Connecticut General Statutes, automatic fire extinguishing systems shall be installed on each floor of any building or structure to be built more than four stories tall and to be used for human occupancy and in other occupancies as required by the State Fire Marshal in the interest of safety because of special occupancy hazards.

(Amd) **903.3.1.1.1 Exempt locations.** Automatic sprinklers shall not be required in the following rooms or areas where such rooms or areas are protected with an *approved* automatic fire detection system in accordance with Section 907.2 that will respond to visible or invisible particles of combustion. Sprinklers shall not be omitted from any room merely because it is damp, of *fire-resistance-rated construction* or contains electrical equipment.

1. Generator and transformer rooms separated from the remainder of the building by walls and floor/ceiling or roof/ceiling assemblies having a *fire-resistance-rating* of not less than 2 hours.
2. Fire service access elevator machine rooms and machinery spaces.
3. Machine rooms, machinery spaces, control rooms and control spaces associated with occupant evacuation elevators designed in accordance with Section 3008 of the *International Building Code* portion of the Connecticut State Building Code.

(Add) **903.3.1.1.4 Vertical openings.** Closely spaced sprinklers and draft stops are not required around floor openings permitted to be unenclosed by this code unless the closely spaced sprinklers and draft stops are being utilized in lieu of an enclosure as specified by Section 712.1.3.1 of the *International Building Code* portion of the Connecticut State Building Code.

(Add) **903.3.5.3 Water authority approval.** Unless served by a private well of sufficient capacity or other approved source, domestic service shall be permitted to provide the water supply for the *automatic sprinkler system* only upon written approval of the water authority supplying such domestic service.

(Amd) **903.6 Where required in existing buildings and structures**. An automatic sprinkler system shall be provided in existing buildings and structures where required.

(Amd) **904.1 General.** Automatic fire-extinguishing systems, other than *automatic sprinkler systems*, shall be designed, installed, inspected, tested and maintained in accordance with the provisions of this section and the applicable referenced standards listed in Chapter 80. Where other fire protection systems are required to be installed by the provisions of this code or are installed with the approval of the *fire code official* as an alternative or equivalency or by a condition of a modification, the design and installation of the system shall comply with the appropriate standards listed in Chapter 80. The responsible person conducting an inspection, testing, or maintenance shall make records of all inspections, tests, and maintenance of a system and its components and make the records available to the *fire code official* upon request. In the event of a system deficiency discovered during a required inspection or other event, the system shall be immediately tagged by such responsible person conducting the inspection noting the issue and date. The discovered deficiency shall be noted on the inspection report and a copy of such report shall be immediately forwarded to the *fire code official*. Contact information for the responsible person shall be included in the report.

(Add) **905.2.1 Piping design.** The riser piping, supply piping and the water service piping shall be sized to maintain a residual pressure of at least 100 pounds per square inch (psi) (690 kPa) at the topmost outlet of each riser while flowing the minimum quantities of water specified based upon a pressure of 150 psi (1035 kPa) available at the fire department connection.

> **Exception:** In buildings equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1 or Section 903.3.1.2 and where the highest floor level is not more than 75 feet (22,860 mm) above the lowest level of fire department vehicle access, Class I standpipes shall have an automatic or manual-wet supply.

(Amd) **905.12 Existing buildings**. Where required, buildings or structures shall be equipped with standpipes installed in accordance with Section 905.

SECTION 906
PORTABLE FIRE EXTINGUISHERS

(Amd) **906.1 Where required.** Portable fire extinguishers shall be installed and maintained in accordance with NFPA 10 and in all of the following locations specified in Section 906.1.1.

(Amd) TABLE 906.1
ADDITIONAL REQUIRED PORTABLE FIRE EXTINGUISHERS

Amed fifth row as follows:

309.5	Powered industrial trucks

(Add) **906.1.1 Portable Fire Extinguishers Required.** Portable fire extinguishers shall be provided where required in the following locations:

1. Where required for new and *existing* occupancies in accordance with Table 906.1.1.

2. Within 30 feet (9,144 mm) distance of travel from commercial cooking equipment and from domestic cooking equipment in Group I-1 and Group I-2, Condition 1.
3. In areas where *flammable* or *combustible liquids* are stored, used or dispensed.

4. On each floor of structures under construction, except Group R-3 occupancies, in accordance with Section 3316.1.

5. Where required by the sections indicated in Table 906.1.

6. Special-hazard areas, including, but not limited to, laboratories, computer rooms and generator rooms, where required by the *fire code official*.

7. In all occupancies, outside and immediately adjacent to the entrance to all special hazardous areas except general storage areas. If the only entrance to a special hazardous area is from the exterior of the building, the fire extinguisher may be located just inside the entrance door.

8. New and *existing* mercantile occupancies selling sparklers and fountains shall have a minimum of two dedicated 2-A water fire extinguishers at the location of the sparklers and fountains.

Exception: Portable fire extinguishers are not required at normally unmanned Group U occupancy buildings or structures where a portable fire extinguisher suitable to the hazard of the location is provided on the vehicle of visiting personnel.

(Add) **Table 906.1.1 Portable Fire Extinguishers Required**

Occupancy / Use	**Where Required After 10/01/2018**	**Where Required Before 10/01/2018**
Ambulatory health care group B medical occupancies	Yes	Yes
Apartment and dormitory group R-2 occupancies [a]	No	No
Assembly group A occupancies [b]	Yes	No

Bed and Breakfast Establishments Group R-1 occupancies [f]	Yes	Yes
Business group B occupancies, including Group B medical, Group B college.	Yes	No
Day-care group I-4 & E occupancies	Yes	No
Detention and correctional group I-3 occupancies [c, d]	Yes	Yes
Educational group E occupancies	Yes	No
Health care group I-1 and I-2 occupancies	Yes	Yes
Hotel group R-1 occupancies	Yes	No
Industrial group F occupancies	Yes	No
Industrial group H occupancies	Yes	Yes
Lodging and rooming house group R-1 and R-2 occupancies	Yes	No
Mercantile group M occupancies	Yes[g]	No[g]
One- and two-family dwelling occupancies	No	No
Residential board and care, group R-4 & small I-2 occupancies	Yes	No
Storage group S and H occupancies [e]	Yes	No

[a] Portable fire extinguishers shall be permitted to be located at exterior locations or interior locations so that all portions of the buildings are within 75 ft. (22.8 m) of travel distance to an extinguishing unit.

[b] Portable fire extinguishers are not required in seating or outdoor performance areas.

[c] Access to portable fire extinguishers shall be permitted to be locked.

[d] Portable fire extinguishers shall be permitted to be located at staff locations only.

[e] In storage areas where forklift, powered industrial truck, or cart operators are the primary occupants, fixed extinguishers, as specified in NFPA 10, need not be provided when all of the following requirements are met:

(1) Use of vehicle-mounted extinguishers is *approved* by the *fire code official*.

(2) Each vehicle is equipped with a 10 lb., 4A:80-B:C extinguisher affixed to the vehicle using a mounting bracket *approved* by the extinguisher manufacturer or the *fire code official* for vehicular use.

(3) Not less than two spare extinguishers of equal or greater rating are available onsite to replace a discharged extinguisher.

(4) Vehicle operators are trained in the proper operation and use of the extinguisher.

(5) Inspections of vehicle-mounted extinguishers are performed daily.

[f] Portable fire extinguishers shall be provided in bed and breakfast establishments as required by this code.

[g] New and existing mercantile occupancies selling sparklers and fountains shall have a minimum of two (2) dedicated 2-A water fire extinguishers at the location of the sparklers and fountains.

(Del) **906.2.1 Certification of service personnel for portable fire extinguishers.** Delete section.

(Amd) **907.2.7.1.1 Occupant notification.** During times that the building is occupied, the initiation of a signal from a manual fire alarm box shall not be required to activate the alarm notification appliances when an alarm signal is activated at a constantly attended location from which evacuation instructions shall be initiated over an emergency voice/alarm communication system installed in accordance with Section 907.5.2.2.

(Add) **907.2.7.1.2 Staged evacuation/selective occupant notification.** Where *approved* by the authority having jurisdiction and where total evacuation of occupants is impractical due to building configuration, only occupants in the affected zones shall be initially notified, and provisions shall be made to selectively notify occupants in other zones to afford orderly evacuation of the entire building. When selective occupant notification is utilized, the portion of the building that does not receive the initial notification of alarm shall be separated from areas of immediate emergency and initial evacuation by construction having a fire resistance rating of at least 1 hour or other features approved by the authority having jurisdiction.

(Amd) **907.2.8.1 Manual *fire alarm system*.** A manual *fire alarm system* that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group R-1 occupancies.

Exceptions:

1. A manual *fire alarm system* is not required in buildings not more than two stories in height where all individual *dwelling units*, *sleeping units,* and contiguous attic and crawl spaces to those units are separated from each other and public or common areas by not less than 1-hour *fire partitions* and each individual dwelling unit and *sleeping unit* has an *exit* directly to a *public way, egress court* or yard.
2. Manual fire alarm boxes are not required throughout the building where all of the following conditions are met:

   2.1.The building is equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1 or 903.3.1.2.

   2.2. The notification appliances will activate upon sprinkler water flow.

2.3. Not fewer than one manual fire alarm box is installed at an *approved* location.

(Amd) **907.2.8.2 Automatic smoke detection system.** An automatic smoke detection system that activates the occupant notification system in accordance with Section 907.5 shall be installed throughout all interior *corridors* serving *dwelling units* or *sleeping units*.

Exceptions:

1. In buildings that do not have interior *corridors* serving *dwelling units* or *sleeping units* and where each *dwelling unit* or *sleeping unit* has a means of egress door opening directly to an exit or to an exterior exit access that leads directly to an exit.
2. In *Group R-1 bed and breakfast establishments*. (See Section 907.2.11.1.1.)

(Amd) **907.2.9.1 Manual fire alarm system.** A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group R-2 occupancies where:

1. Any *dwelling unit* or *sleeping unit* is located three or more stories above the lowest *level of exit discharge*;
2. Any *dwelling unit* or *sleeping unit* is located more than one story below the *highest level of exit discharge* of exits serving the *dwelling unit* or *sleeping unit*; or
3. The building contains more than 11 *dwelling units* or *sleeping units*.

Exceptions:

1. In buildings not over two stories in height where all *dwelling units* or *sleeping units* and contiguous attic and crawl spaces are separated from each other and public or common areas by at least 1-hour fire partitions and each *dwelling unit* or *sleeping unit* has an exit directly to a *public way*, egress court or yard.
2. Manual fire alarm boxes are not required in buildings equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1 or 903.3.1.2 where the occupant notification appliances will automatically activate throughout the notification zones upon a sprinkler water flow.
3. In buildings that do not have interior *corridors* serving *dwelling units* or *sleeping units* and are protected by an *approved automatic sprinkler system* installed in accordance with Section 903.3.1.1 or 903.3.1.2, provided dwelling units or sleeping units either have a means of egress door opening directly to an exterior *exit access* that leads directly to the *exits* or are served by open-ended *corridors* designed in accordance with Section 1027.6, Exception 3.

(Amd) **907.2.9.3 Group R-2 college and university buildings and primary or secondary school buildings.** An automatic smoke detection system that activates the

occupant notification system in accordance with Section 907.5 shall be installed in Group R-2 occupancies operated by a college or university, or primary or secondary schools for student or staff housing in all of the following locations:

1. Common spaces outside of dwelling units and sleeping units.
2. Laundry rooms, mechanical equipment rooms and storage rooms.
3. All interior *corridors* serving *sleeping units* or *dwelling units*.

Exception: An automatic smoke detection system is not required in buildings that do not have interior *corridors* serving *sleeping units* or *dwelling units* and where each *sleeping unit* or *dwelling unit* either has a *means of egress* door opening directly to an exterior *exit access* that leads directly to an *exit* or a *means of egress* door opening directly to an *exit*. Required smoke alarms in *dwelling units* and *sleeping units* in Group R-2 occupancies operated by a college or university for student or staff housing shall be interconnected with the fire alarm system in accordance with NFPA 72.

(Amd) **907.2.11.1 Group R-1.** *Single- or multiple-station smoke alarms* shall be installed in all of the following locations in Group R-1:

1. In sleeping areas.
2. In every room in the path of the *means of egress* from the sleeping area to the door leading from the *dwelling unit* or *sleeping unit*.
3. In each story within the *dwelling unit* or *sleeping unit*, including *basements*. For *dwelling units* or *sleeping units* with split levels and without an intervening door between the adjacent levels, a *smoke alarm* installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

(Add) **907.2.11.1.1 Group R-1 bed and breakfast establishments.** An *approved* household fire warning system in accordance with the requirements of NFPA 72, consisting of a control unit with smoke detectors, a manual fire alarm box on each floor and occupant notification shall be installed in all *Group R-1 bed and breakfast establishments*. A heat detector shall be installed in the kitchen.

(Amd) **907.2.11.2 Groups R-2, R-3, R-4 and I-1.** *Single-* or *multiple-station smoke alarms* shall be installed and maintained in Groups R-2, R-3, R-4 and I-1 at all of the following locations:

1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.

2. In each room used for sleeping purposes.
3. In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
4. In Group R-2 multistory buildings see 907.2.11.2.1.

(Add) **907.2.11.2.1 Group R-2.** Where devices are required and a separate building fire alarm system is installed meeting the requirements of NFPA 72, all initiation and notification devices including capability for future visible alarm notification shall be part of the fire alarm system and installed in accordance with Section 907.5.2.3.3.

(Add) **907.2.11.2.2 Group R-4.** In Group R-4 occupancies, single or multiple-station smoke alarms shall be installed in living rooms, dens, day rooms and similar spaces in addition to the locations required by Section 907.2.11.2.

(Add) **907.2.11.2.3 Alterations and additions.** Alterations or additions requiring a permit in Group E and I-4 day care facilities, Group I-1 or R occupancies, or when one or more sleeping rooms are added or created in existing *dwelling units*, the entire *dwelling unit* shall be provided with smoke detectors located as required for new *dwelling units*. Such smoke detectors within existing spaces may be battery operated and are not required to be dual-powered or interconnected unless other remodeling considerations require removal of wall and ceiling coverings which would facilitate concealed interconnected wiring.

(Add) **907.2.11.2.3.1 During construction Group R occupancies**. Whenever a *dwelling, dwelling unit*, or *sleeping unit* in a Group R occupancy is occupied during interior alterations or additions requiring a building permit, the temporary installation of battery-operated smoke alarms shall be required in the vicinity of such alterations or additions for the duration of construction activities. A combined smoke and carbon monoxide alarm may be installed to comply with Section 915.8 and this section. Pursuant to section 29-315b of the Connecticut General Statutes, a single-family or two-family dwelling shall also comply with this section.

(Add) **907.2.11.2.4 Group I-4 and Group E day care facilities.** Single- or multiple-station smoke detectors shall be installed and maintained in all day care facilities in the following locations:

1. In each story in front of doors to the stairways;
2. In the *corridors* of all floors occupied by the day care occupancy; and

3. In lounges, recreation areas and sleeping rooms in the day care occupancy.

Exception: Day care facilities housed in one room.

(Amd) **907.2.16 Aerosol storage uses.** Aerosol product rooms and general-purpose warehouses containing aerosol products, aerosol cooking spray products or plastic aerosol 3 products shall be provided with an *approved* manual *fire alarm system* where required by this code.

(Add) **907.4.3.2 Ceiling tiles and ceiling assemblies.** Where automatic fire detectors are installed, ceiling tiles and ceiling assemblies necessary for the proper actuation of the fire protection device in accordance with NFPA 72 shall be maintained.

(Amd) **TABLE 907.5.2.3.2 VISIBLE ALARMS**

AGGREGATE NUMBER OF DWELLING UNITS AND SLEEPING UNITS	SLEEPING ACCOMMODATIONS WITH VISIBLE ALARMS
6 to 25	2
26 to 50	4
51 to 75	7
76 to 100	9
101 to 150	12
151 to 200	14
201 to 300	17
301 to 400	20
401 to 500	22
501 to 1,000	5% of total
1,001 and over	50 plus 3 for each 100 over 1,000

(Add) **907.6.6.1.1 Automatic telephone-dialing devices.** Automatic telephone-dialing devices used to transmit an emergency alarm shall comply with the requirements of subsection (c) of section 28-25b of the Connecticut General Statutes.

(Amd) **907.9 Where required in existing buildings and structures**. An *approved* fire alarm system shall be provided in buildings and structures where required.

(Amd) **907.10.1 *Smoke alarm* replacement.** *Smoke alarms* shall be replaced when any of the following apply:

1. The *smoke alarm* fails to respond to operability tests.

2. The *smoke alarm* exceeds 10 years from the date of manufacture marked on the unit, unless otherwise specified in the manufacturer's instructions.

3. The *smoke alarm* end-of-life signal is sounded.

4. The *smoke alarm* date of manufacture cannot be determined.

Where the replacement of *smoke alarms* is required by this section, *smoke alarms* shall not be required to include the 520-Hz signal unless the *smoke alarms* to be replaced include that signal.

(Amd) **912.2 Location.** With respect to hydrants, driveways, *buildings* and landscaping, fire department connections shall be so located that fire apparatus and hoses connected to supply the system will not obstruct access to the *buildings* for other fire apparatus. The location of fire department connections shall be *approved* by the *fire code official* in conjunction with the fire chief.

(Amd) **912.2.1 Visible location.** Fire department connections shall be located on the street side of *buildings* or facing *approved fire apparatus access roads*, fully visible and recognizable from the street, *fire apparatus access road* or nearest point of *fire department vehicle access* or as otherwise *approved* by the *fire code official* in conjunction with the fire chief.

(Amd) **912.2.2 Location signage.** On buildings, wherever the fire department connection is not visible to approaching fire apparatus, the fire department connection shall be indicated by an *approved* sign mounted on the street front or on the side of the building. Such sign shall have the letters “FDC” not less than 6 inches (152 mm) high and words in letters not less than 2 inches (51 mm) high or an arrow to indicate the location. Such signs shall be subject to the approval of the *fire code official* in conjunction with the fire chief.

(Add) **913.2.3 Electric fire pumps.** Buildings provided with standby electrical power for the purpose of continuing operations or occupancy shall provide standby power in accordance with Article 701 of the NFPA 70, *National Electrical Code*, portion of the Connecticut State Building Code for any electric fire pump installed to provide an adequate water supply or minimum operating pressure to a required automatic sprinkler system. Such system shall be in accordance with Section 1203.

(Amd) **915.1 General.** Carbon monoxide detection and warning equipment shall be installed in new buildings and occupancies in accordance with Sections 915.1.1. E*xisting* buildings and occupancies in accordance with Section 1103.9. When alterations or additions requiring a permit occur in *existing* buildings, carbon monoxide detection and warning equipment shall be provided in accordance with Section 915.7.

> **Exception**: Carbon monoxide detection is not required in Group S, Group F, and Group U occupancies that are not normally occupied.

(Amd) **915.2.3 Group E occupancies.** Carbon monoxide detection and warning equipment shall be provided in the locations specified in Sections 915.2.3.1 and 915.2.3.2.

Exception: Group E rooms with cooking appliances, laboratories and maintenance spaces.

(Add) **915.2.3.1. Locations.** Carbon monoxide detectors shall be located as follows:

1. On the ceilings of rooms containing permanently installed fuel-burning heating equipment.

2. Centrally located within the first room or area served by the first air supply register by each main duct leaving a fuel-burning, forced-air furnace.

(Add) **915.2.3.2 Signage.** A sign shall be provided at all entrances to such rooms indicating that carbon monoxide detectors are located within the space.

(Amd) **915.2.4 CO-producing forced-air furnace.** Carbon monoxide detection and warning equipment shall be provided in *dwelling units* and *sleeping units* served by a fuel-burning, forced-air furnace.

Exception: Carbon monoxide detection and warning equipment shall not be required in *dwelling units* and *sleeping units* where carbon monoxide detection is provided in the first room or area served by each main duct leaving the furnace, and the carbon monoxide alarm signals are automatically transmitted to an *approved* location.

(Amd) **915.2.5 Private garages.** Carbon monoxide detection and warning equipment shall be provided in *dwelling units* and *sleeping units* in buildings with attached private garages.

Exceptions:

1. Where there are no communicating openings between the private garage and the *dwelling unit* or *sleeping unit*.

2. In *dwelling units* and *sleeping units* located more than one story above or below a private garage.

3. Where the private garage connects to the building through an *open-ended corridor*.

4. Where carbon monoxide detection and warning equipment is provided in an *approved* location between openings to a private garage and *dwelling units* or *sleeping units*.

(Add) **915.2.7 CO-producing appliances outside of dwelling units and sleeping units.** Carbon monoxide detection and warning equipment shall be provided in *dwelling units* and *sleeping units* located in buildings that contain CO-producing appliances or fireplaces.

Exceptions:

1. Carbon monoxide detection and warning equipment shall not be required in *dwelling units* and *sleeping units* without communicating openings between the CO-producing appliance or fireplace and the *dwelling unit* or *sleeping unit*.

2. Carbon monoxide detection and warning equipment shall not be required in *dwelling units* and *sleeping units* where a carbon monoxide detection and warning equipment is provided in one of the following locations:

2.1. In an *approved* location between the CO-producing appliance or fireplace and the *dwelling unit* or *sleeping unit*.

2.2. On the ceiling of the room containing the CO-producing appliance or fireplace.

(Add) **915.5.6 Group E alarm notification.** Carbon monoxide detectors shall be connected to the building fire alarm signaling system as a separate zone or zones. Such alarms shall activate a supervisory signal at the main control unit and any remote annunciators. Such alarms shall not activate the building evacuation alarm.

(Amd) **915.6 Maintenance.** Carbon monoxide alarms and carbon monoxide detection systems shall be maintained in accordance with NFPA 72. Carbon monoxide alarms and carbon monoxide detectors that become inoperable, begin producing end-of-life signals or have reached the manufacturer's replacement date shall be replaced.

(Add) **915.7 Alterations and additions.** When *alterations* or *additions* requiring a *permit* occur to *buildings* with Group R-3 and R-4 occupancies and to Group R-1 bed and breakfast establishments, or when one or more sleeping rooms are added or created in such occupancies, the entire occupancy shall be provided with carbon monoxide detectors located as required for new construction. The carbon monoxide detectors shall have a power source in accordance with Section 915.4.1.

When *alterations* or *additions* requiring a *permit* occur to *buildings* with Group I-1, I-2, I-4, R-1 other than bed and breakfast establishments, R-2 and E occupancies, or when one or more sleeping rooms are added or created in such occupancies, only the work area shall be provided with carbon monoxide detectors located as required for new construction. The carbon monoxide detectors shall have a power source in accordance with Section 915.4.1. For the purpose of this section, "work area" is defined as that portion or portions of a *building* consisting of all reconfigured spaces as indicated on the *construction documents*. "Work area" excludes other portions of the *building* where

incidental work entailed by the intended work must be performed and portions of the *building* where work not initially intended by the *owner* is specifically required by this code.

Exceptions:

1. The carbon monoxide detectors may be battery operated or plug-in and are not required to be interconnected when other remodeling considerations do not require the removal of the appropriate wall or ceiling coverings to facilitate concealed interconnected wiring.

2. Alterations to the exterior surfaces of *existing* buildings including, but not limited to, reroofing, re-siding, window replacement and the construction of decks without roofs, are exempt from the requirements of this section.

3. Carbon monoxide detectors shall not be required in buildings not containing a fuel-burning appliance, fireplace or attached garage.

(Add) **915.8 During construction.** Pursuant to section 29-315b of the Connecticut General Statutes, whenever a single-family or two-family *dwelling* is occupied during interior alterations or additions requiring a building *permit* where a fuel-burning appliance, fireplace or attached garage exists, the temporary installation of battery-operated carbon monoxide alarms shall be required in the vicinity of such alterations or additions for the duration of construction activities. Combined smoke and carbon monoxide alarms may be installed to comply with Section 907.2.11.2.3.1 and this section.

C H A P T E R 1 0
MEANS OF EGRESS

(Amd) **1001.1 General.** *Buildings* or portions thereof shall be provided with a *means of egress* system as required by this chapter. The provisions of this chapter shall control the design, construction and arrangement of *means of egress* components required to provide an approved *means of egress* from structures and portions thereof.

Exception: Pursuant to section 29-292 of the Connecticut General Statutes, detached *one- and two-family dwellings* and multiple single-family *dwellings* (townhouses) not more than three stories above grade plane in height with a separate *means of egress* and their accessory structures shall comply with the *International Residential Code* portion of the Connecticut State Building Code.

(Add) **1003.8 Security device.** Any security device or system that emits any medium that could obscure a *means of egress* in any *building*, structure or premises shall be prohibited.

(Amd) **1004.5 Areas without fixed seating.** The number of occupants shall be computed at the rate of one occupant per unit of area as prescribed in Table 1004.5. For areas without *fixed seating*, the *occupant load* shall not be less than the number determined by dividing the floor area under consideration by the *occupant load* factor assigned to the function of the space as set forth in Table 1004.5. Where an intended function is not listed in Table 1004.5, the *fire code official* in conjunction with the *building official* shall establish a function based on a listed function that most nearly resembles the intended function.

(Amd) **1005.3.1 Stairways.** The capacity, in inches (mm), of *means of egress stairways* shall be calculated by multiplying the *occupant load* served by such *stairway* by a *means of egress* capacity factor of 0.3 inch (7.6 mm) per occupant. Where *stairways* serve more than one story, only the *occupant load* of each story considered individually shall be used in calculating the required capacity of the *stairways* serving that story.

Exceptions:

1. Facilities with *smoke-protected assembly seating* shall be permitted to use the capacity factors in Table 1030.6.2 indicated for stepped *aisles* for *exit access* or *exit stairways* where the entire path for *means of egress* from the seating to the *exit discharge* is provided with a smoke control system complying with Section 909.

2. Facilities with *open-air assembly seating* shall be permitted to the capacity factors in Section 1030.6.3 indicated for stepped *aisles* for *exit access* or *exit stairways* where the entire path for *means of egress* from the seating to the *exit discharge* is open to the outdoors.

(Amd) **1005.3.2 Other egress components.** The capacity, in inches (mm), of *means of egress* components other than *stairways* shall be calculated by multiplying the *occupant load* served by such component by a *means of egress* capacity factor of 0.2 inch (5.1 mm) per occupant.

Exceptions:

1. Facilities with *smoke-protected assembly seating* shall be permitted to use the capacity factors in Table 1030.6.2 indicated for level or ramped aisles for *means of egress* components other than stairways where the entire path for *means of egress* from the seating to the *exit discharge* is provided with a smoke control system complying with Section 909.

2. Facilities with *open-air assembly seating* shall be permitted to the capacity factors in Section 1030.6.3 indicated for level or ramped aisles for *means of egress* components other than stairways where the entire path for *means of egress* from the seating to the *exit discharge* is open to the outdoors.

(Add) **1006.2.2.7 Group I-4 Day care means of egress.** Group I-4 facilities, rooms or spaces where care is provided for more than 10 children who are 3 years of age or younger shall have access to not less than two *exits* or *exit access doorways*.

(Amd) **1006.3.4 Single exits**. A single *exit* or access to a single *exit* shall be permitted from any *story* or *occupiable* roof where one of the following conditions exists:

1. The *occupant load*, number *dwelling units* and *exit access* travel distance do not exceed the values in Table 1006.3.4(1) or 1006.3.4(2).
2. Rooms, areas and spaces complying with Section 1006.2.1 with *exits* that discharge directly to the exterior at the *level of exit discharge*, are permitted to have one *exit* or access to a single *exit*.
3. Parking garages where vehicles are mechanically parked shall be permitted to have one *exit* or access to a single *exit*.
4. Buildings of *Group R-1 bed and breakfast establishments,* or Group R-3 and R-4 occupancies shall be permitted to have one *exit* or access to a single *exit*.
5. Individual single-story or multistory *dwelling units* shall be permitted to have a single *exit* or access to a single *exit* from the *dwelling unit* provided that both of the following criteria are met:
    1. The *dwelling unit* complies with Section 1006.2.1 as a space with one *means of egress*.
    2. Either the *exit* from the *dwelling unit* discharges directly to the exterior at the *level of exit discharge*, or the *exit access* outside the *dwelling unit's* entrance door provides access to not less than two *approved* independent *exits*.

(Amd) **TABLE 1006.3.4(1) STORIES AND OCCUPIABLE ROOFS WITH ONE EXIT OR ACCESS TO ONE EXIT FOR R-2 OCCUPANCIES**

STORY OR OCCUPIABLE ROOF	OCCUPANCY	MAXIMUM NUMBER OF DWELLING UNITS	MAXIMUM EXIT ACCESS TRAVEL DISTANCE
Basement, first, second, third, or fourth story above grade plane and occupiable roofs over the first, second, or third story above grade plane	R-2[a, b, c, d]	4 dwelling units	125 feet

Fifth 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 throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1 or 903.3.1.2 and provided with *emergency escape and rescue openings* in accordance with Section 1031.

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).

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 1006.3.4(2).

d. 4-story buildings and 3-story buildings with an *occupiable roof* above the third story shall also comply with Section 1006.3.4.2.

(Add) **1006.3.4.2 Single exit four-story buildings with Group R-2 dwelling units.** Four-story buildings with a single *exit* for Group R-2 *dwelling units* shall comply with Table 1006.3.4(1) and all of the following:

1. The net floor area of each floor shall not exceed 4,000 square feet (4185m2).
2. Openings to the *interior exit stairway* enclosure shall be limited to those required for *exit access* into the enclosure from normally occupied spaces, those required for egress from the enclosure, and openings to the exterior. Elevators shall not open into the *interior exit stairway* enclosure.
3. A manual *fire alarm system* and *automatic smoke detection system* that activates the occupant notification system in accordance with Section 907.5 shall be provided. *Smoke detectors* shall be located in common spaces outside of dwelling units, including but not limited to gathering areas, laundry rooms, mechanical equipment rooms, storage rooms, interior corridors, *interior exit stairways*, and *exit passageways*.
4. Regardless of the *stairway* construction type, automatic sprinkler locations in *interior exit stairways* shall comply with the requirements of NFPA 13 for combustible *stairways*.
5. Electrical receptacles shall be prohibited in an *interior exit stairway*.

6. *Stairways* shall have a clear width of 48 inches (1219 mm) minimum between handrails.

(Amd) **1008.1 Means of egress illumination.** Illumination shall be provided in the *means of egress* in accordance with Section 1008.2. In the event of power supply failure, *means of egress* illumination shall comply with Section 1008.3.

(Amd) **1008.2 Illumination required.** The *means of egress serving a room or space*, including the *exit discharge*, shall be illuminated at all times the building space served by the *means of egress* is occupied.

Exceptions:

1. Occupancies in Group U.
2. Self-service storage units 400 square feet (37.2 m^2) or less in area and accessed directly from the exterior of the building.
3. *Aisle accessways* in Group A.
4. Within *dwelling units* and *sleeping units* in Groups R-1, R-2 and R-3.
5. Within *sleeping units* of Group I occupancies.
6. In *Group R-1 bed and breakfast establishments* when illumination of the *means of egress* is initiated upon initiation of a fire alarm.

(Add) **1008.2.5 Arrangement of illumination.** Required illumination shall be arranged so that the failure of any single lamp does not result in an illumination level of less than 0.2 foot-candle (2.15 lux) at the floor level.

(Amd) **1008.3 Illumination required by an emergency electrical system**. An emergency electrical system shall be provided to automatically illuminate the following areas in the event of a power supply failure:

1. In rooms or spaces that require two or more exits or access to exits:
    1.1. Aisles.
    1.2. Corridors.
    1.3 *Exit access stairways and ramps*.
2. In buildings that require two or more exits or access to exits:
    2.1. Interior *exit access stairways and ramps*.
    2.2. Interior and exterior *exit stairways and ramps*.

2.3. *Exit passageways*.

2.4. Vestibules and areas on the level of discharge used for *exit discharge* in accordance with Section 1028.2.

2.5. Exterior landings as required by Section 1010.1.5 for *exit* doorways that lead directly to the *exit discharge*.

3. In other rooms and spaces:

3.1. Electrical equipment rooms.

3.2. Fire command centers.

3.3. Fire pump rooms.

3.4. Generator rooms.

3.5. Public restrooms with an area greater than 300 square feet (27.87 m2).

3.6 *Means of egress* components, other than those within sleeping rooms, of *Group R-1 Bed and breakfast establishments*.

(Add) **1008.3.3 Activation.** The emergency *means of egress* illumination system shall be arranged to provide the required illumination automatically in the event of any interruption of normal lighting due to any of the following:

1. Failure of a public utility or other outside electrical power supply.
2. Opening of a circuit breaker or fuse.
3. Manual acts including accidental opening of a switch controlling normal lighting facilities.

(Add) **1010.1.1.2 Bed and breakfast establishments.** Doors within and accessing *Group R-1 bed and breakfast establishments* shall have a minimum clear width of 28 inches (711 mm). Doors within and accessing bathrooms shall have a minimum clear width of 24 inches (610 mm).

(Amd) **1010.1.2.1 Direction of swing.** Side-hinged swinging doors, pivoted doors, or balanced doors shall swing in the direction of egress travel where serving a room or area containing an occupant load of 50 or more persons, an *exit* enclosure (unless the door serves an individual living/*dwelling unit* that opens directly into an *exit* enclosure) or a Group H occupancy.

(Add) **1010.2.1.1 Bathroom doors.** In Group R-4 occupancies, Group I-2 child care facilities, and Group I-4 day care facilities, bathroom doors that latch in the closed position

shall be openable from inside the bathroom and capable of being unlocked from the ingress side.

(Amd) **1010.2.4 Locks and latches.** Locks and latches shall be permitted to prevent operation of doors where any of the following exist:

1. Places of detention or restraint.

2. In Group I-1, Condition 2 and Group I-2 occupancies where the clinical needs of persons receiving care require containment or where persons receiving care pose a security threat, provided that all clinical staff can readily unlock doors at all times, and all such locks are keyed to keys carried by all clinical staff at all times or all clinical staff have the codes or other means necessary to operate the locks at all times.

3. In buildings in occupancy Group A having an *occupant load* of 300 or less, Groups B, F, M and S, and in *places of religious worship*, the main door or doors are permitted to be equipped with key-operated locking devices from the egress side provided that:

3.1. The doors are the main exterior doors to the *building*, or the doors are the main doors to the tenant space.

3.2. The locking device is readily distinguishable as locked.

3.3. A readily visible durable sign is posted on the egress side on or adjacent to the door stating: “THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED.” The sign shall be in letters 1 inch (25 mm) high on a contrasting background.

3.4. The use of the key-operated locking device is revocable by the *fire code official* for due cause.

4. Manual bolts, automatic flush bolts and constant latching bolts on the inactive leaf of a pair of doors in accordance with Table 1010.2.4, provided that the inactive leaf does not have a doorknob, panic hardware, or similar operating hardware.

5. Single *exit* doors complying with Section 1006.2.1 or 1006.3.4 from individual *dwelling* or sleeping units of Group R occupancies and equipped with a night latch, dead bolt, *manual bolt*, or security chain that requires a second releasing motion, provided that such devices are openable from the inside without the use of a key or tool.

6. Fire doors after the minimum elevated temperature has disabled the unlatching mechanism in accordance with *listed* fire door test procedures.

7. Doors serving roofs not intended to be occupied shall be permitted to be locked, preventing entry to the building from the roof.

8. Other than *egress courts*, where occupants must egress from an exterior space through the building for *means of egress, exit access* doors shall be permitted to be equipped with an approved locking device where installed and operated in accordance with all of the following:

8.1. The maximum *occupant load* shall be posted where required by Section 1004.9. Such sign shall be permanently affixed inside the building and shall be posted in a conspicuous space near all the *exit access doorways*.

8.2. A weatherproof telephone or two-way communication system installed in accordance with Sections 1009.8.1 and 1009.8.2 shall be located adjacent to not less than one required *exit access door* on the exterior side.

8.3. The egress door locking device is readily distinguishable as locked and shall be a key-operated locking device.

8.4. A clear window or glazed door opening, not less than 5 square feet (0.46 m^2) in area, shall be provided at each *exit access* door to determine if there are occupants using the outdoor area.

8.5. A readily visible durable sign shall be posted on the interior side on or adjacent to each locked required *exit access* door serving the exterior area stating: “THIS DOOR TO REMAIN UNLOCKED WHEN THE OUTDOOR AREA IS OCCUPIED.” The letters on the sign shall be not less than 1 inch (25.4 mm) high on a contrasting background.

8.6. The *occupant load* of the occupied exterior area shall not exceed 300 occupants in accordance with Section 1004.

9. Locking devices are permitted on doors to balconies, decks or other exterior spaces serving individual *dwelling* or *sleeping units*.

10. Locking devices are permitted on doors to balconies, decks or other exterior spaces of 250 square feet (23.23 m^2) or less, serving a private office space.

(Amd) **1010.2.6 Stairway doors.** Interior *stairway means of egress* doors shall be openable from both sides without the use of a key or special knowledge or effort.

Exceptions:

1. *Stairway* discharge doors shall be openable from the egress side and shall only be locked from the opposite side.

2. This section shall not apply to doors arranged in accordance with Section 403.5.3 of the *International Building Code* portion of the Connecticut State Building Code.

3. *Stairway* exit doors shall not be locked from the side opposite the egress side, unless they are openable from the egress side and capable of being unlocked simultaneously without unlatching by all of the following methods:

3.1. Shall be capable of being unlocked individually or simultaneously upon a signal from the *fire command center* , where present, or a signal by emergency personnel from a single location inside the main entrance to the building.

3.2. Shall unlock simultaneously upon activation of a fire alarm signal when a *fire alarm system* is present in an area served by the stairway.

3.3. Shall unlock upon failure of the power supply to the electric lock or the locking system.

4. *Stairway exit* doors shall be openable from the egress side and shall only be locked from the opposite side in Group B, F, M and S occupancies where the only interior access to the tenant space is from a single *exit stairway* where permitted in Section 1006.3.4.

5. *Stairway* exit doors shall be openable from the egress side and shall only be locked from the opposite side in Group R-2 occupancies where the only interior access to the *dwelling unit* is from a single *exit stairway* where permitted in Section 1006.3.4.

(Amd) **1010.2.14 Elevator lobby exit access doors.** Electrically locked *exit access* doors providing egress from elevator lobbies shall the following conditions:

Note: 1016.2 Egress through intervening spaces also addresses elevator lobby locking.

1. For all occupants of the floor, the path of *exit access* travel to not less than two *exits* is not required to pass through the elevator lobby.
2. The building is equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1, and a *fire alarm system* in accordance with Section 907. Elevator lobbies shall be provided with an *approved automatic smoke detection system* in accordance with Section 907.
3. Upon activation of either the *automatic sprinkler system* or automatic smoke detection system, the building *fire alarm system* by means other than a manual fire alarm box shall automatically unlock the electric locks providing exit access from

the elevator lobbies, and the electric locks shall remain unlocked until the *fire alarm system* is reset.

4. The electric locks shall unlock on loss of power to the electric locks or electrical locking system.
5. The electric locks shall have the capability of being unlocked by a switch located at the *fire command center*, security station or other *approved* location.
6. A two-way communication system complying with Sections 1009.8.1 and 1009.8.2, shall be located in the elevator lobby adjacent to the electrically locked *exit access* door and connected to an *approved* constantly attended station. This constantly attended station shall have the capability of unlocking the electric locks of the elevator lobby *exit access* doors.
7. Emergency lighting shall be provided in the elevator lobby on both sides of the electrically locked door.
8. The electro-mechanical or electromagnetic locking device shall be listed in accordance with either UL 294 or UL 1034.

(Amd) **1011.5.2 Riser height and tread depth.** *Stair* riser heights shall be 7 inches (178 mm) maximum and 4 inches (102 mm) minimum. The *stair* riser height shall be measured vertically between the *nosings* of adjacent treads or between the *stairway* landing and the adjacent tread. Rectangular tread depth shall be 11 inches (279 mm) minimum measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's *nosing*. *Winder* treads shall have a minimum tread depth of 11 inches (279 mm) between the vertical planes of the foremost projection of adjacent treads at the intersections with the walkline and a minimum tread depth of 10 inches (254 mm) within the clear width of the *stair*.

Exceptions:

1. *Alternating tread devices* in accordance with Section 1011.14.
2. Ships ladders in accordance with Section 1011.15.
3. *Spiral stairways* in accordance with Section 1011.10.
4. Aisle stairs in assembly seating areas where the *stair* pitch or slope is set, for sightline reasons, by the slope of the adjacent seating area in accordance with Section 1030.14.2.
5. In *Group R-1 bed and breakfast establishments*; Group R-3 occupancies; within *dwelling units* in Group R-2 occupancies not required by Chapter 11 to be *Accessible* or *Type A* dwelling or sleeping units; and in Group U occupancies that are accessory to Group R-3 occupancies, or accessory to individual *dwelling units* in Group R-2 occupancies; the maximum riser height shall be 8-1/4 inches (210 mm) and the minimum tread depth shall be 9 inches (229 mm); the minimum *winder* tread depth at the walkline shall

be 10 inches (254 mm); and the minimum *winder* tread depth shall be 6 inches (152 mm). A *nosing* not less than ¾ inch (19.1 mm) but not more than 1- ¼ inches (32 mm) shall be provided on *stairways* with solid risers where the tread depth is less than 11 inches (279 mm).

6. The riser height and tread depth of existing *stairways* in buildings undergoing addition, alteration, repair, relocation or change of occupancy that involve the existing *stairways* shall be permitted to remain, provided the greatest riser height within any flight of *stairs* shall not exceed the smallest by 3/8 inch (9.5 mm) and the greatest tread depth within any flight of stairs shall not exceed the smallest by 3/8 inch (9.5mm).
7. See Section 503.1 of the *International Existing Building Code* portion of the Connecticut State Building Code for the replacement of existing *stairways*.
8. In Group I-3 facilities, *stairways* providing access to guard towers, observation stations and control rooms, not more than 250 square feet (23 m^2) in area, shall be permitted to have a maximum riser height of 8 inches (203 mm) and a minimum tread depth of 9 inches (229 mm).

(Amd) **1011.5.3 Winder treads.** *Winder* treads are not permitted in *means of egress stairways* except within a *dwelling unit* and within existing detached one- and two-family dwellings undergoing a change of occupancy to *Group R-1 bed and breakfast establishments*.

Exceptions:

1. Curved *stairways* in accordance with Section 1011.9.
2. *Spiral stairways* in accordance with Section 1011.10.

(Amd) **1011.7.2 Outdoor conditions.** Outdoor *stairways* and outdoor approaches to *stairways* shall be designed so that water will not accumulate on walking surfaces. In other than occupancies in Group R-3, and occupancies in Group U that are accessory to an occupancy in Group R-3, treads, platforms and landings that are part of exterior *stairways* shall be protected to prevent the accumulation of snow and ice.

(Amd) **1011.11 Handrails.** *Flights of stairways* shall have *handrails* on each side and shall comply with Section 1014. Where glass is used to provide the *handrail*, the *handrail* shall also comply with Section 2407 of the *International Building Code* portion of the Connecticut State Building Code.

Exceptions:

1. *Flights of stairways* within *dwelling units* and *Group R-1 bed and breakfast establishments* and *spiral stairways* are permitted to have a *handrail* on one side only.

2. Decks, patios and walkways that have a single change in elevation where the landing depth on each side of the change in elevation is greater than what is required for a landing do not require *handrails*.

3. In Group R-3 occupancies, a change in elevation consisting of a single riser at an entrance or egress door does not require *handrails*.

4. Changes in room elevations of three or fewer risers within *dwelling units* and *sleeping units* in *Group R-1 bed and breakfast establishments* and Groups R-2 and R-3 occupancies do not require *handrails*.

5. Where a platform lift is in a stationary position and the floor of the platform lift serves as the upper landing of a *stairway*, *handrails* shall not be required on the *stairway*, provided that all of the following criteria are met:

    5.1. The *stairway* contains not more than two risers.

    5.2. A handhold, positioned horizontally or vertically, is located on one side of the *stairway* adjacent to the top landing.

    5.3. The handhold is located not less than 34 inches (864 mm) and not more than 42 inches (1067 mm) above the bottom landing of the *stairway*.

    5.4. The handhold gripping surface complies with Section 1014.3 and is not less than 4.5 inches (114 mm) in length.

(Add) **1013.1.1 Accessible exits.** Where *exit* signs are required by Section 1013.1 of this code, *accessible exit* doors at the *level of exit discharge* that lead directly to *accessible* paths of *exit discharge* shall additionally be marked by the International Symbol of Accessibility. Such symbol shall be not less than 6 inches (152 mm) high and shall be incorporated into the required *exit* sign or shall be located directly adjacent to it. Such symbol shall meet the requirements of Section 1013.

(Amd) **1013.2 Low-level exit signs.** Where *exit* signs are required from a room or space in Group R-1 occupancies, Group I-2 occupancies, and Group R-2 dormitories by Section 1013.1, additional low-level *exit* signs shall be provided at *exit* doors within *exit access corridors* serving *guest rooms* in Group R-1 occupancies, patient and client sleeping areas of Group I-2 occupancies, and sleeping areas in Group R-2 dormitories and shall comply with Section 1013.5.

The bottom of the sign shall be not less than 10 inches (254 mm) nor more than 12 inches (305 mm) above the floor level. The sign shall be flush mounted to the door or wall on the same plane as the door. Where mounted on the wall, the edge of the sign shall be within 4 inches (102 mm) of the door frame on the latch side.

Exceptions:

1) Low-level *exit* signs are not required in Group R-1 occupancies, Group 1-2 occupancies, and Group R-2 dormitories when the building is equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1 or 903.3.1.2.

2) *Group R-1 bed and breakfast establishments*

(Amd) **1014.10 Intermediate handrails.** *Stairways* shall have intermediate *handrails* located in such a manner that all portions of the *stairway* width exceeding 75 inches (1,905 mm) required for *egress* capacity are within 30 inches (762 mm) of a *handrail*. On monumental *stairs*, *handrails* shall be located along the most direct path of egress travel.

(Amd) **1015.3 Height.** Required *guards* shall not be less than 42 inches (1,067 mm) high, measured vertically as follows:

1. From the adjacent walking surfaces.
2. On *stairways*, and stepped *aisles*, from the line connecting the *nosings*.
3. On *ramps* and ramped *aisles*, from the *ramp* surface at the *guard*.

Exceptions:

1. For occupancies in Group R-3 not more than three stories above grade in height, and within individual *dwelling units* in occupancies in Group R-2 not more than three stories above grade in height with separate *means of egress*, required *guards* shall not be less than 36 inches (914 mm) in height measured vertically above the adjacent walking surfaces.
2. For occupancies in Groups R-2 and R-3, within the interior conditioned space of individual *dwelling units*, where the open-sided walking surface is located not more than 25 feet (7.62 meters) measured vertically to the floor or walking surface below, required guards shall not be less than 36 inches (914 mm) in height measured vertically above the adjacent walking surface.
3. For occupancies in Group R-3, and within individual *dwelling units* in occupancies in Group R-2, *guards* on the open sides of *stairs* shall have a height not less than 34 inches (864 mm) measured vertically from a line connecting the nosings.
4. For occupancies in *Group R-1 bed and breakfast establishments*, Group R-3, and within individual *dwelling units* in occupancies in Group R-2, where the top of the *guard* also serves as a *handrail* on the open sides of *stairs*, the top of the *guard* shall not be less than 34 inches (864 mm) and not more than 38 inches (965 mm) measured vertically from a line connecting the nosings.

5. The *guard* height in assembly seating areas shall be in accordance with Section 1030.17 as applicable.

6. Along *alternating tread devices* and ship ladders, *guards* whose top rail also serves as a *handrail* shall have a height not less than 30 inches (762 mm) and not more than 34 inches (864 mm) measured vertically from a line connecting the leading edge of the treads.

7. In group F occupancies where *exit* access *stairways* serve fewer than three stories and such stairways are not open to the public, and where the top of the *guard* also serves as a *handrail*, the top of the *guard* shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm) measured vertically from the nosings.

8. For occupancies in *Group R-1 bed and breakfast establishments*, level *guards* shall be not less than 36 inches (914 mm) high, measured vertically above the adjacent walking surface.

(Amd) **1015.4 Opening limitations.** Required *guards* shall not have openings which allow passage of a sphere 4 inches (102 mm) in diameter from the walking surface to the required *guard* height.

Exceptions:

1. From a height of 36 inches (914 mm) to 42 inches (1067 mm), *guards* shall not have openings which allow passage of a sphere 4⅜ inches (111 mm) in diameter.

2. The triangular openings at the open side of a *stair*, formed by the riser, tread and bottom rail shall not allow passage of a sphere 6 inches (152 mm) in diameter.

3. At elevated walking surfaces for access to and use of electrical, mechanical or plumbing systems or equipment, *guards* shall not have openings which allow passage of a sphere 21 inches (533 mm) in diameter.

4. In areas that are not open to the public within occupancies in Group I-3, F, H or S, and for *alternating tread devices* and ship ladders, *guards* shall not have openings which allow passage of a sphere 21 inches (533 mm) in diameter.

5. In assembly seating areas, *guards* required at the end of aisles in accordance with Section 1030.17.4 shall not have openings which allow passage of a sphere 4 inches (102 mm) in diameter up to a height of 26 inches (660 mm) above adjacent walking surfaces. From a height of 26 inches (660 mm) to 42 inches (1067 mm) above the adjacent walking surfaces, *guards* shall not have openings which allow passage of a sphere 8 inches (203 mm) in diameter.

6. Within individual *dwelling units* and *sleeping units* in Group R-2 and R-3 occupancies, *guards* on the open sides of *stairs* shall not have openings which allow passage of a sphere 4⅜ inches (111 mm) in diameter.

7. In *Group R-1 bed and breakfast establishments*, *guards* shall have balusters or ornamental patterns such that a sphere 6 inches (152mm) in diameter cannot pass through any opening.

(Amd) **1015.8 Window openings.** Windows in Group R-2 and R-3 *buildings* including *dwelling units*, where the bottom of the clear opening of an operable window is located less than 36 inches (914 mm) above the finished floor and more than 72 inches (1829 mm) above the finished grade or other surface below on the exterior of the *building*, shall comply with the following:

1. Where the bottom of the clear opening of the window is located more than 72 inches (1829 mm) and less than 75 feet (22 860 mm) above the finished grade or other surface below on the exterior of the *building*, the window shall comply with one of the following:

1.1. Operable windows where the openings will not allow a 4-inch-diameter (102 mm) sphere to pass through the opening when the window is in its largest opened position, provided that the opening is not required for emergency escape or rescue.

1.2. Operable windows where the openings are provided with window fall prevention devices that comply with ASTM F2090.

1.3. Operable windows where the openings are provided with window opening control devices that comply with ASTM F2090. The window opening control device, after operation to release the control device allowing the window to fully open, shall not reduce the minimum net clear opening area of the window unit to less than the area required by Section 1031.3.1 for *emergency escape and rescue openings*.

2. Where the bottom of the clear opening of the window is located 75 feet (22,860 mm) or more above the finished grade or other surface below on the exterior of the *building*, the window shall comply with one of the following:

2.1.Operable windows where the openings are provided with window fall prevention devices that comply with ASTM F2090.

2.2. Operable windows where the openings will not allow a 4-inch-diameter (102 mm) sphere to pass through the opening when the window is in its largest opened position.

2.3.Window fall prevention devices that comply with ASTM F2006.

(Add) **1015.9 Retaining walls.** Retaining walls where the difference in height between the finished grade at the top of the wall and the finished grade at the bottom of the wall is

greater than 4 feet (1,219 mm) shall be provided with *guards* complying with Sections 1015.3, 1015.4 and 1607.9 when a walking surface, parking lot or driveway is located closer than 2 feet (610 mm) from the edge of the top of the retaining wall. For the purpose of this section, grass, planting beds or landscaped areas shall not be considered a walking surface.

(Amd) **1019.3 Occupancies other than Groups I-2 and I-3.** In other than Group I-2 and I-3 occupancies, floor openings containing *exit access stairways* or *ramps* that do not comply with one of the exceptions listed in this section shall be enclosed with a shaft enclosure constructed in accordance with Section 713 of the *International Building Code* portion of the Connecticut State Building Code.

Exceptions:

1. *Exit access stairways* and *ramps* in buildings equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3 and within a two-story opening complying with Section 712.1.9 of the *International Building Code* portion of the Connecticut State Building Code. If the *exit access stairways* or *ramps* are open to corridors, the opening shall be protected in accordance with the method detailed for protection of *vertical openings* in NFPA 13.
2. In Group E occupancies, *exit access stairways* and *ramps* within a two-story opening shall comply with all of the following:

   2.1 The building is equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1.

   2.2 Is protected in accordance with Section 712.1.9 of the *International Building Code* portion of the Connecticut State Building Code.

   2.3 Is not open to a corridor.
3. In Group R-1, R-2 and R-3 occupancies, *exit access stairways* and *ramps* connecting four stories or less serving and contained within a single residential *dwelling unit* or *sleeping unit* or live/work unit.
4. *Exit access stairways* connecting the first and second floors of *Group R-1 bed and breakfast establishments*. *Stairways* connecting the second and third floors in such occupancies shall be enclosed with fire separation assemblies having a fire-resistance rating of not less than 1 hour. *Stairways* connecting the basement and the first floor occupancies shall be enclosed with fire partitions having a fire-resistance rating of not less than 1/2 hour with 20-minute fire-resistance rated door assemblies. Fire-resistance assemblies at stairways in *Group R-1 bed and breakfast establishments* shall not be required to be supported by fire-resistance rated construction.

5. *Exit access stairways* serving and contained within a Group R-3 congregate residence or a Group R-4 facility are not required to be enclosed.

6. *Exit access stairways* and *ramps* within an *atrium* complying with the provisions of Section 404 of the *International Building Code* portion of the Connecticut State Building Code.

7. *Exit access stairways* and *ramps* in open parking garages that serve only the open parking garage.

8. *Exit access stairways* and *ramps* serving smoke-protected or open-air assembly seating complying with the *exit access* travel distance requirements of Section 1030.7.

9. *Exit access stairways* and *ramps* between the balcony, gallery or press box and the main assembly floor in occupancies such as theaters, *places of religious worship*, auditoriums and sport facilities.

10. *Stairways* serving outdoor facilities where all portions of the means of egress are significantly open to the outside or exterior *exit access stairways* or *ramps* between *occupiable* roofs.

11. *Exit access stairways* serving mezzanines complying with the provisions of Section 505 of the *International Building Code* portion of the Connecticut State Building Code.

(Add) **1020.1.1 Group R-1 bed and breakfast establishments.** A fire-resistance rating is not required for *corridors* in *Group R-1 bed and breakfast establishments.* Doors leading from guest rooms into *corridors* or hallways in Group R-1 bed and breakfast establishments shall be equipped with self-closing devices.

(Amd) **1020.2 Construction.** *Corridors* shall be *fire-resistance rated* in accordance with Table 1020.2. The *corridor* walls required to be *fire-resistance rated* shall comply with Section 708 of the *International Building Code* portion of the Connecticut State Building Code for *fire partitions*.

Exceptions:

1. A *fire-resistance rating* is not required for *corridors* in an occupancy in Group E where each room that is used for instruction has not less than one door opening directly to the exterior and rooms for assembly purposes have not less than one-half of the required *means of egress* doors opening directly to the exterior. Exterior doors specified in this exception are required to be at ground level.

2. A *fire-resistance rating* is not required for *corridors* contained within a *dwelling unit* or *sleeping unit* in an occupancy in Groups I-1 and R.

3. A *fire-resistance rating* is not required for *corridors* in open parking garages.

4. A *fire-resistance rating* is not required for *corridors* in an occupancy in Group B that is a space requiring only a single *means of egress* complying with Section 1006.2.

5. *Corridors* adjacent to the *exterior walls* of buildings shall be permitted to have unprotected openings on unrated *exterior walls* where unrated walls are permitted by Table 705.5 of the *International Building Code* portion of the Connecticut State Building Code and unprotected openings are permitted by Table 705.9 of the *International Building Code* portion of the Connecticut State Building Code.

(Amd) **TABLE 1020.2**
CORRIDOR FIRE-RESISTANCE RATING

OCCUPANCY	OCCUPANT LOAD SERVED BY CORRIDOR	REQUIRED FIRE-RESISTANCE RATING (hours)	
		WITHOUT automatic SPRINKLER SYSTEM	WITH automatic SPRINKLER SYSTEM [c]
H-1, H-2, H-3	All	Not Permitted	1
H-4, H-5	Greater than 30	Not Permitted	1
A, B, E, F, M, S, U	Greater than 30	1	0
R	Greater than 10	Not Permitted	0.5 [c] / 1 [d]
I-2 [a]	All	Not Permitted	0
I-1, I-3	All	Not Permitted	1 [b, c]
I-4	All	1 [e]	0

a. For requirements for occupancies in Group I-2, see Sections 407.2 and 407.3 of the International Building Code portion of the Connecticut State Building Code.

b. For a reduction in the *fire-resistance rating* for occupancies in Group I-3, see Section 408.8 of the International Building Code portion of the Connecticut State Building Code.

c. *Buildings* equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1 or 903.3.1.2 where allowed.

d. Group R-3 and R-4 *buildings* equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.3. See Section 903.2.8 for occupancies where *automatic sprinkler systems* are permitted in accordance with Section 903.3.1.3.

e. For Group I-4 day care facilities that satisfy Section 903.2.6, Exception 2, a *corridor fire-resistance rating* of zero (0) shall be permitted.

(Add) **1022.3 Group M occupancies.** In mercantile occupancies other than bulk merchandising retail buildings, if the only means of customer entrance is through one exterior wall of a *building*, one-half of the required egress width from the street floor shall be located in such wall. For the purpose of this section, bulk merchandising retail *building* is defined as a *building* exceeding 12,000 square feet (1,115 m²) in area in which the sales area includes the storage of combustible materials on pallets, in solid piles, or in racks in excess of 12 feet (3,658 mm) in storage height.

(Add) **1028.4.1 Remoteness.** Where two or more doors leading to *exit discharge* are required, a minimum of two such doors shall be placed a distance apart equal to not less than one-third of the length of the maximum overall diagonal dimension of the building served, measured in a straight line between doors. Additional doors leading to *exit discharge* shall be arranged a reasonable distance apart so that if one becomes blocked, the others will be available.

(Amd) **1030.2 Assembly main exit.** Pursuant to section 29-381a of the Connecticut General Statutes, in a *building*, room or space used for assembly purposes and provided with a single main entrance/*exit*, the main *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*. This applies to Group A occupancies that are newly constructed, have an increase in the number of occupants by addition or alteration or are created by change of occupancy. Where the building is classified as a Group A occupancy, the main *exit* shall front on at least one street or an unoccupied space of not less than 10 feet (3,048 mm) in width that adjoins a street or *public way*. In a *building*, room or space used for assembly purposes where there is no well-defined main entrance/exit or where multiple main entrances/*exits* are provided, *exits* shall be permitted to be distributed around the perimeter of the building provided the total width of egress is not less than 100 percent of the required width.

(Amd) **1031.2 Where required.** In addition to the *means of egress* required by this chapter, *emergency escape and rescue openings* shall be provided in the locations described in Sections 1031.2.1 through 1031.2.6. Such openings shall open directly into a *public way* or to a *yard* or *court* that opens to a *public way*, or to an egress balcony that leads to a public way.

> **Exception:** Storm shelters are not required to comply with this section where the shelter is constructed in accordance with ICC 500.

(Amd) **1031.2.2 Basements.** *Basements* and *sleeping rooms* below the fourth *story above grade plane* shall have not fewer than one *emergency escape and rescue opening* in accordance with this section. Where *basements* contain one or more sleeping rooms,

an *emergency escape and rescue opening* shall be required in each sleeping room but shall not be required in adjoining areas of the *basement*.

Exceptions:

1. *Basements* with a ceiling height of less than 80 inches (2032 mm) shall not be required to have *emergency escape and rescue openings*.

2. *Emergency escape and rescue openings* are not required from *basements* or sleeping rooms that have an *exit* door or *exit access* door that opens directly into a *public way* or to a *yard*, court or exterior egress balcony that leads to a *public way*.

3. *Basements* without *habitable spaces* and having not more than 200 square feet (18.6 m^2) in floor area shall not be required to have *emergency escape and rescue openings*.

4. Within individual *dwelling* and *sleeping units* in Groups R-2 and R-3, where the building is equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, *sleeping rooms* in *basements* shall not be required to have *emergency escape and rescue openings* provided that the basement has one of the following:

4.1. One *means of egress* and one *emergency escape and rescue opening*.

4.2. Two *means of egress*.

(Add) **1031.2.3 Group E.** *Emergency escape and rescue openings* shall be provided in every room or space greater than 250 square feet (23.23 m^2) used for classroom or educational purposes or normally subject to student occupancy.

Exceptions:

1. *Buildings* protected throughout by an *approved automatic sprinkler system* in accordance with Section 903.3.1.1.
2. Rooms or spaces that have a door leading directly to the outside of the *building*.

(Add) **1031.2.4 Group R-2.** *Emergency escape and rescue openings* shall be provided in *stories* with only one *exit* or access to only one *exit* as permitted by Tables 1006.3.4(1) and 1006.3.4(2) or utilizing an exception to 903.2.8.

(Add) **1031.2.5 Group R-3 and R-4.** *Emergency escape and rescue openings* shall be provided in all Group R-3 and R-4 occupancies.

(Add) **1031.2.6 Group I-4.** *Emergency escape and rescue openings* shall be provided in every room or space greater than 250 square feet (23.23 m^2) normally subject to client occupancy.

Exceptions:

1. *Buildings* protected throughout by an *approved automatic sprinkler system* in accordance with Section 903.3.1.1.

2. Rooms or spaces that have a door leading directly to the outside of the *building*.

(Amd) **1031.3.2 Minimum dimensions.** The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm). The net clear opening dimensions shall be the result of normal operation of the opening.

Exception: In *existing* buildings undergoing a change of occupancy to *Group R-1 bed and breakfast establishments*, the net clear opening dimensions may be obtained by removal of the sash without the use of a key or tool provided the instructions for the removal of the sash are clearly posted on the inside of the guest room door.

(Amd) **1031.3.3 Maximum height from floor.** *Emergency escape and rescue openings* shall have the bottom of the clear opening not greater than 44 inches (1,118 mm) measured from the floor.

Exception: In an *existing* building undergoing a change of use, the 44-inch (1,118 mm) maximum height may be measured vertically above a fixed, permanent platform, step or steps whose minimum width shall equal or exceed the operable width of the opening and shall be centered on such opening. Any stairs or steps shall comply with Section 1011.5.

(Add) **1032.2.4 Inspection of door openings.** Door openings shall be inspected in accordance with the requirements of NFPA 80.

C H A P T E R 1 1
(Amd) CODE REQUIREMENTS FOR EXISTING BUILDING

(Amd) **1101.2 Intent.** The intent of this chapter is to provide a minimum degree of fire and life safety to persons occupying *existing buildings* by providing minimum code requirements where such *existing buildings* do not comply with the minimum requirements found elsewhere in this code.

(Amd) **1101.3 Construction Feature Conflicts**. Conflicts with construction features within *existing buildings* shall comply with Sections 1101.3.1 and 1101.3.2.

(Add) **1101.3.1 On or after January 1, 2006.** Where a conflict exists between a provision in this Chapter and a code requirement in effect at the time of construction for buildings built on or after January 1, 2006, the state codes at the time of construction shall prevail.

(Add) **1101.3.2 Prior to January 1, 2006**. Where this Chapter does not address a specific construction feature that is permitted within Part IV of the 2022 Connecticut State Fire Safety Code for buildings built prior to January 1, 2006, Part IV of the 2022 Connecticut State Fire Safety Code shall prevail.

Note: All previous editions of the Connecticut State Fire Safety Code are listed under Appendix A.

(Del) **1101.4 Owner notification.** Delete section in its entirety.

(Amd) **1103.1 Required construction**. *Existing buildings* shall comply with not less than the minimum provisions specified in Table 1103.1 and as further enumerated in Sections 1103.2 through 1103.10.

The provisions of this chapter shall not be construed to allow the elimination of *fire protection systems* or a reduction in the level of fire safety provided in *buildings* constructed in accordance with previously adopted codes. No *existing* life safety feature shall be removed or reduced where such feature is a requirement for new construction.

Exceptions:

1. Where a change in *fire-resistance rating* has been *approved* in accordance with Section 501.2 or 802.6 of the *International Existing Building Code* portion of the Connecticut State Building Code.

2. Group U occupancies.

(Amd) **1103.1.1 Historic buildings.** Historic buildings shall be evaluated on a case-by-case basis with use of the code modification process in accordance with section 29-296 of the Connecticut General Statutes.

(Amd) **1103.2 Emergency responder communications enhancement in existing buildings.** *Existing buildings* other than Group R-3 that do not have *approved* in-building emergency response communications enhancement for emergency responders

in the *building* based on *existing* coverage levels of the public safety communication systems, shall be equipped with such coverage according to one of the following:

1. Where an *existing* wired communication system cannot be repaired or is being replaced, or where not *approved* in accordance with Section 510.1, Exception 1.

2. Within a time frame established by the adopting authority.

Exception: Where it is determined by the *fire code official* in conjunction with the fire chief that the in-building emergency responder communications enhancement system is not needed.

(Amd) **1103.3 Existing elevators.** Existing elevators shall comply with Section 604.1.

(Del) **1103.3.1 Elevators, escalators and moving walks**. Delete section.

(Del) **1103.3.2 Elevator emergency operation**. Delete section.

(Amd) **1103.4.1 Group I and R occupancies.** In Group I and R occupancies, interior vertical openings connecting two or more stories shall be protected with 1-hour *fire-resistance-rated* construction.

Exceptions:

1. In Group I-2, unenclosed vertical openings not exceeding two connected stories and not concealed within the building construction shall be permitted as follows:

1.1. The unenclosed vertical openings shall be separated from other unenclosed vertical openings serving other floors by a *smoke barrier*.

1.2. The unenclosed vertical openings shall be separated from *corridors* by *smoke partitions*.

1.3. The unenclosed vertical openings shall be separated from other fire or *smoke compartments* on the same floors by a *smoke barrier*.

1.4. On other than the lowest level, the unenclosed vertical openings shall not serve as a required *means of egress*.

2. In Group I-2, atriums connecting three or more stories shall not require 1-hour *fire-resistance-rated* construction where the building is equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3, and all of the following conditions are met:

2.1. For other than *existing approved atriums* with a smoke control system, where the *atrium* was constructed and is maintained in accordance with the code in effect at the time the *atrium* was created, the atrium shall have a smoke control system that is in compliance with Section 909.

2.2. Glass walls forming a *smoke partition* or a glass-block wall assembly shall be permitted when in compliance with Condition 2.2.1 or 2.2.2.

2.2.1. Glass walls forming a *smoke partition* shall be permitted where all of the following conditions are met:

2.2.1.1. Automatic sprinklers are provided along both sides of the separation wall and doors, or on the room side only if there is not a walkway or occupied space on the atrium side.

2.2.1.2. The sprinklers shall be not more than 12 inches (305 mm) away from the face of the glass and at intervals along the glass of not greater than 72 inches (1829 mm).

2.2.1.3. Windows in the glass wall shall be non-operating type.

2.2.1.4. The glass wall and windows shall be installed in a gasketed frame in a manner that the framing system deflects without breaking (loading) the glass before the sprinkler system operates.

2.2.1.5. The sprinkler system shall be designed so that the entire surface of the glass is wet upon activation of the sprinkler system without obstruction.

2.2.2. A *fire barrier* is not required where a glass-block wall assembly complying with Section 2110 of the *International Building Code* portion of the Connecticut State Building Code and having ¾-hour *fire protection rating* is provided.

2.3. Where doors are provided in the glass wall, they shall be either self-closing or automatic-closing and shall be constructed to resist the passage of smoke.

3. In Group I-3 occupancies, *exit* stairways or *ramps* and *exit access stairways* or *ramps* constructed in accordance with Section 408 in the

International Building Code portion of the Connecticut State Building Code.

(Amd) **1103.4.2 Three to five stories.** In other than Group I-2, I-3 occupancies, interior vertical openings connecting three to five stories shall be protected by 1-*hour fire-resistance-rated* construction.

Exceptions:

1. Vertical opening protection is not required for Group R-3 occupancies.

2. Vertical opening protection is not required for open parking garages.

3. Vertical opening protection for escalators shall be in accordance with Section 1103.4.5, 1103.4.6 or 1103.4.7.

4. *Exit access stairways* and *ramps* shall be in accordance with Section 1103.4.8.

(Amd) **1103.4.3 More than five stories.** In other than Group I-2 and I-3 occupancies, interior vertical openings connecting more than five stories shall be protected by 2 hour *fire-resistance-rated* construction.

Exceptions:

1. Vertical opening protection is not required for Group R-3 occupancies.

2. Vertical opening protection is not required for open parking garages.

3. Vertical opening protection for escalators shall be in accordance with Section 1103.4.5, 1103.4.6 or 1103.4.7.

4. *Exit access stairways* and *ramps* shall be in accordance with Section 1103.4.8.

(Amd) **1103.4.4 Atriums and covered malls.** In other than Group I-2 and I-3 occupancies, interior vertical openings in a covered mall building or a *building* with an *atrium* shall be protected by 1-hour *fire-resistance-rated* construction.

Exceptions:

1. Vertical opening protection is not required for Group R-3 occupancies.

2. Vertical opening protection is not required for open parking garages.

3. *Exit access stairways* and *ramps* shall be in accordance with Section 1103.4.8.

(Amd) **1103.4.8 Occupancies other than Group I-2 and I-3.** In other than Group I-2 and I-3 occupancies, floor openings containing *exit access stairways* or *ramps* that do not comply with one of the conditions listed in this section shall be protected by 1-hour *fire-resistance-rated* construction.

1. *Exit access stairways* and *ramps* within a two-story opening in accordance with Section 1019.3 Exception 1 or 2.

2. In Group R-1, R-2 or R-3 occupancies, *exit access stairways* and *ramps* connecting four stories or less serving and contained within an individual *dwelling unit* or sleeping unit or live/work unit.

3. *Exit access stairways* and *ramps* within an *atrium* complying with the provisions of Section 404 of the *International Building Code* portion of the Connecticut State Building Code.

4. *Exit access stairways* and *ramps* in open parking garages that serve only the parking garage.

5. *Exit access stairways* and *ramps* serving open-air seating complying with the *exit access* travel distance requirements of Section 1030.7 of the *International Building Code* portion of the Connecticut State Building Code.

6. *Exit access stairways* and *ramps* serving the balcony, gallery or press box and the main assembly floor in occupancies such as theaters, places of religious worship, auditoriums and sports facilities.

(Add) **1103.4.8.1 Two-story openings not required for egress.** In other than Groups I-2 and I-3, unprotected openings connecting not more than two stories and not used as a component of the *means of egress* system shall be permitted in accordance with Section 712.1.9 of the *International Building Code* portion of the Connecticut State Building Code.

(Amd) **1103.4.9 Waste and linen chutes.** In Group I and R occupancies, *existing* waste and linen chutes shall comply with Sections 1103.4.9.1 through 1103.4.9.5.

(Amd) **1103.5 Sprinkler systems.** An *automatic sprinkler system* shall be provided in *existing* buildings in accordance with Connecticut General Statute 29-315 and Sections 1103.5.1 through 1103.5.6.

(Amd) **1103.5.1 Group A-2.** An *automatic sprinkler system* shall be installed in accordance with Section 903.3.1.1 throughout *existing* buildings or portions thereof used as Group A-2 occupancies with an occupant load of 300 or more for which a building permit for new occupancy was issued on or after April 15, 1987. The sprinkler system shall be installed throughout the story containing the assembly occupancy and

any *story* below the assembly occupancy. In the case of an assembly occupancy located below the *level of exit discharge*, the sprinkler system shall be installed throughout the story containing the assembly occupancy, any story intervening between this *story* and the *level of exit discharge*, and the *level of exit discharge story*.

(Add) **1103.5.6 Group E.** In Group E occupancies built prior to January 1, 2006, where student occupancy exists below the *level of exit discharge*, every portion of such floor shall be protected throughout by an *approved automatic sprinkler system*.

Exceptions:

1. Where every classroom has at least one exterior *exit* door at ground level.
2. *Emergency Escape and Rescue* windows for rescue and ventilation are provided in accordance with Section 1104.27.1.

(Amd) **1103.7.1 Group A.** Assembly occupancies built prior to January 1, 2006, with occupant loads of more than 300 and all theaters with more than one viewing room shall be provided with an *approved fire alarm system* in accordance with Section 907.2.1.

(Amd) **1103.7.2 Group B.** A fire alarm system in accordance with Section 907.2.2 shall be installed in all business occupancies built prior to January 1, 2006, where any one of the following conditions exists:

1. The building is three or more stories in height.
2. The occupancy is subject to 100 or more occupants above or below the level of exit discharge.
3. The occupancy is subject to 1000 or more total occupants.

(Amd) **1103.7.3 Group E.** A *fire alarm system* shall be installed in *existing* Group E occupancies in accordance with Section 907.2.3.

Exceptions:

1. A manual *fire alarm system* is not required in a *building* with a maximum area of 1,000 square feet (93 m^2) that contains a single classroom and is located not closer than 50 feet (15 m) from another building.

2. A manual *fire alarm system* is not required in Group E occupancies with an occupant load less than 50.

(Amd) **1103.7.4 Group F.** A fire alarm system shall be installed in Group F occupancies built prior to January 1, 2006, unless the total occupant load of the building is less than

100 persons, and unless, of these, fewer than 25 persons are above or below the *level of exit discharge*.

(Amd) **1103.7.5 Group I-1.** An automatic *fire alarm system* shall be installed in *existing* Group I-1 facilities in accordance with Section 907.2.6.1.

> **Exception:** Where each sleeping room has a *means of egress* door opening directly to an exterior egress balcony that leads directly to the *exits* in accordance with Section 1021, and the building is not more than three stories in height.

(Amd) **1103.7.6 Group I-2.** In Group I-2, an automatic *fire alarm system* shall be installed in accordance with Section 1105.10.

(Add) **1103.7.7 Group I-3.** An automatic and manual *fire alarm system* shall be installed in *existing* Group I-3 occupancies in accordance with Section 907.2.6.3.

(Add) **1103.7.8 Group I-4.** An automatic and manual *fire alarm system* shall be installed in *existing* day-care occupancies built prior to January 1, 2006, other than day-care occupancies housed in one room, in accordance with Section 907.2.3.

(Add) **1103.7.9 Group M.** A *fire alarm system* shall be installed in *existing* Group M occupancies built prior to January 1, 2006, having an aggregate gross area of more than 30,000 square feet (2,787 m^2) or occupying more than three stories for sales purposes.

(Add) **1103.7.10 Group R-1.** A *fire alarm system* and *smoke alarms* shall be installed in *existing* Group R-1 occupancies in accordance with Sections 1103.7.10.1 through 1103.7.10.2.1.

(Add) **1103.7.10.1 Group R-1 hotel and motel manual fire alarm system.** A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in existing Group R-1 hotels and motels more than three stories or with more than 20 *sleeping units*.

> **Exceptions:**
>
> 1. Buildings less than two stories in height where all *sleeping units*, attics and crawl spaces are separated by 1-hour *fire-resistance-rated* construction and each *sleeping unit* has direct access to a public way, egress court or yard.
>
> 2. *Manual fire alarm boxes* are not required throughout the building where the following conditions are met:

2.1. The building is equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1 or 903.3.1.2.

2.2. The notification appliances will activate upon sprinkler water flow.

2.3. Not less than one *manual fire alarm box* is installed at an *approved* location.

(Add) **1103.7.10.1.1 Group R-1 hotel and motel automatic smoke detection system.** An automatic smoke detection system that activates the occupant notification system in accordance with Section 907.5 shall be installed in existing Group R-1 hotels and motels throughout all interior *corridors* serving sleeping rooms not equipped with an *approved*, supervised *automatic sprinkler system* installed in accordance with Section 903.

Exception: An automatic smoke detection system is not required in buildings that do not have interior *corridors* serving sleeping units and where each sleeping unit has a *means of egress* door opening directly to an *exit* or to an exterior *exit access* that leads directly to an *exit*.

(Add) **1103.7.10.2 Group R-1 boarding and rooming houses manual fire alarm system.** A manual *fire alarm system* that activates the occupant notification system in accordance with Section 907.5 shall be installed in *existing* Group R-1 boarding and rooming houses.

Exception: Buildings less than two stories in height where all *sleeping units*, attics and crawl spaces are separated by 1-hour *fire-resistance-rated* construction and each *sleeping unit* has direct access to a *public way, egress court* or yard.

(Add) **1103.7.10.2.1 Group R-1 boarding and rooming houses automatic smoke detection system.** An automatic smoke detection system that activates the occupant notification system in accordance with Section 907.5 shall be installed in *existing* Group R-1 boarding and rooming houses throughout all interior *corridors* serving *sleeping units* not equipped with an *approved*, supervised *automatic sprinkler system* installed in accordance with Section 903.

Exception: Buildings equipped with *single-station smoke alarms* meeting or exceeding the requirements of Section 907.2.11.1 and where the *fire alarm system* includes not less than one *manual fire alarm box* per floor arranged to initiate the alarm.

(Add) **1103.7.11 Group R-2.** A manual *fire alarm system* that activates the occupant notification system in accordance with Section 907.5 shall be installed in existing Group R-2 occupancies more than three stories in height or with more than 11 *dwelling* or *sleeping units*.

Exceptions:

1. Where each living unit is separated from other contiguous living units by *fire barriers* having a *fire-resistance rating* of not less than ¾-hour, and where each living unit has either its own independent *exit* or its own independent *stairway* or *ramp* discharging at grade.

2. A separate *fire alarm system* is not required in buildings that are equipped throughout with an *approved* supervised *automatic sprinkler system* installed in accordance with Section 903.3.1.1 or 903.3.1.2 and having a local alarm to notify all occupants.

3. A *fire alarm system* is not required in buildings that do not have interior corridors serving *dwelling units* and are protected by an *approved automatic sprinkler system* installed in accordance with Section 903.3.1.1 or 903.3.1.2, provided that *dwelling units* either have a *means of egress* door opening directly to an exterior *exit access* that leads directly to the *exits* or are served by open-ended *corridors* designed in accordance with Section 1027.6, Exception 3.

4. A *fire alarm system* is not required in buildings that do not have interior *corridors* serving *dwelling units*, do not exceed three stories in height and comply with both of the following:

4.1. Each *dwelling unit* is separated from other contiguous *dwelling units* by *fire barriers* having a *fire-resistance rating* of not less than ¾-hour.

4.2. Each *dwelling unit* is provided with hard-wired, interconnected *smoke alarms* as required for new construction in Section 907.2.11.

(Add) **1103.7.12 Group R-4.** A manual *fire alarm system* that activates the occupant notification system in accordance with Section 907.5 shall be installed in *existing* Group R-4 residential care/assisted living facilities built prior to January 1, 2006, in accordance with Section 907.2.8.1.

Exceptions:

1. Where there are interconnected *smoke alarms* meeting the requirements of Section 907.2.11 and there is not less than one *manual fire alarm box* per floor arranged to continuously sound the smoke alarms.

2. Other manually activated, continuously sounding alarms *approved* by the *fire code official.*

(Amd) **1103.8.1 Where required.** *Existing* Group I-1 and R occupancies shall be provided with *single-station smoke alarms* in accordance with Section 907.2.11. Interconnection and power sources shall be in accordance with Sections 1103.8.2 and 1103.8.3, respectively.

Exceptions:

1. Where the code that was in effect at the time of construction required smoke alarms and *smoke alarms* complying with those requirements are already provided.
2. Where *smoke alarms* have been installed in occupancies and *dwellings* that were not required to have them at the time of construction, additional *smoke alarms* shall not be required provided that the *existing smoke alarms* comply with requirements that were in effect at the time of installation.
3. Where smoke detectors connected to a *fire alarm system* have been installed as a substitute for *smoke alarms.*
4. For *existing* Group R-2 occupancies built prior to June 15, 1994 and *existing one- and two-family dwellings* built prior to April 25, 1997, *smoke alarms* are not required in sleeping rooms.

(Add) **1103.8.1.1 Visible Notification.** In Group R-1 occupancies built prior to January 1, 2006, having 100 or more units or rooms shall install such equipment which, when activated, shall provide an *approved* visible alarm suitable to warn occupants, in at least one percent of the units or rooms in such establishments. In establishments having less than 100 units or rooms, at least one unit or room shall have such an alarm.

(Amd) **1103.8.2 Interconnection.** Where more than one *smoke alarm* is required to be installed within an individual *dwelling* or *sleeping unit*, the *smoke alarms* shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. Physical interconnection of *smoke alarms* shall not be required where *listed* wireless alarms are installed and all alarms sound upon activation of one alarm. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.

Exception: Interconnection is not required in *existing* buildings where an installation existed prior to October 16, 1989.

(Amd) **1103.8.3 Power source.** Where a building permit for new occupancy was issued on or after October 1, 1976, *single-station smoke alarms* shall receive their primary

power from the building wiring provided that such wiring is served from a commercial source. Where a building permit for new occupancy was issued on or after October 1, 1985, *smoke alarms* shall receive their primary power from the building wiring provided that such wiring is served from a commercial source and shall be equipped with a battery backup. *Smoke alarms* with integral strobes that are not equipped with battery backup shall be connected to an emergency electrical system. *Smoke alarms* shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for overcurrent protection.

Exception:

1) Where a building permit was issued prior to October 1, 1976, *smoke alarms* are permitted to be solely battery operated in *existing* buildings and areas of *existing* buildings undergoing *alterations* or repairs that do not result in the removal of interior walls or ceiling finishes exposing the structure, unless there is an attic, crawl space or *basement* available that could provide access for building wiring without the removal of interior finishes where construction is not taking place.

2) Where a building permit was issued prior to October 1, 1978, *smoke alarms* are permitted to be solely battery operated in *existing one- and two-family dwellings*.

(Amd) **1103.10 Protection from hazards.** Designated hazardous areas shall be protected in accordance with Section 1103.10.1through 1103.10.3 and Section 509 of the *International Building Code* portion of the Connecticut State Building Code.

(Add) **1103.10.1 Group A**. In Group A occupancies built prior to January 1, 2006, rooms containing high-pressure boilers, refrigerating machinery of other than the domestic type, large transformers, or other service equipment subject to explosion shall be separated from the other parts of the building by minimum 1-hour rated *fire barriers* or protected by an automatic extinguishing system. Such rooms shall not be located directly under or abutting required *exits.*

(Add) **1103.10.2 Group E and I.** In occupancies in Group E and I built prior to January 1, 2006, rooms or spaces containing maintenance shops, including woodworking and painting areas, or combustible or flammable supplies or processes deemed hazardous by the *fire code official*, shall be provided with 1-hour fire-rated separation and protection by an automatic extinguishing system.

(Add) **1103.10.3 Protection from hazards and incidental uses.** Incidental uses shall be protected in accordance with Section 509 of the International Building Code. In

existing building built prior to January 1, 2006, the 2022 CSFSC Part IV protection of hazards occupancy requirements shall be permitted.

(Add) **1103.11. Residential Occupancy Separation**. In *existing* buildings built prior to January 1, 2006, Multiple *dwelling units* may be located above a nonresidential occupancy only where one of the following conditions exists:

1. Where the *dwelling units* of the residential occupancy and *exits* therefrom are separated from the nonresidential occupancy by construction having a *fire resistance rating* of not less than 1 hour.
2. Where the nonresidential occupancy is protected throughout by an *approved*, supervised *automatic sprinkler system* in accordance with Section 903.
3. Where *the dwelling units* are located above a nonresidential occupancy that is protected by an automatic fire detection system, with detection in the nonresidential occupancy and occupant notification throughout the building in accordance with Section 907.

(Amd) **1104.1 General.** *Means of egress* in *existing* buildings shall comply with the minimum egress requirements where specified in Table 1103.1 as further enumerated in Sections 1104.2 through 1104.28.

(Amd) **1104.5 Illumination emergency power.** Where *means of egress* illumination is provided, the power supply for *means of egress* illumination shall normally be provided by the premises' electrical supply. In the event of power supply failure, illumination shall be automatically provided from an emergency system for the following occupancies where such occupancies require two or more *means of egress*:

1. Group A having 50 or more occupants.

   Exception: Assembly occupancies used exclusively as a place of worship and having an *occupant load* of less than 300.

2. Group B buildings three or more stories in height, buildings with 100 or more occupants above or below a *level of exit discharge* serving the occupants or buildings with 1,000 or more total occupants.

3. Group E in interior *exit access* and *exit stairways* and *ramps*, *corridors*, windowless areas with student occupancy, shops and laboratories.

4. Group F having more than 100 occupants.

   Exception: Buildings used only during daylight hours and that are provided with windows for natural light in accordance with the *International Building Code* portion of the Connecticut State Building Code.

5. Group I.

Exception: In Group I-4 day-care occupancies built prior to January 1, 2006, emergency lighting shall only be required in the following areas: interior *stairs* and *corridors*, assembly use spaces, flexible and open plan buildings, interior or limited access portions of buildings, and in shops and laboratories.

6. Group M.

Exception: Buildings less than 3,000 square feet (278.71 m^2) in gross sales area on one story only, excluding mezzanines.

7. Groups R-1.

Exception: Where each *dwelling unit* or *sleeping unit* has direct access to the outside of the building at grade.

8. Group R-2 occupancies four or more stories in height or with more than 12 *dwelling units* built prior to January 1, 2006.

Exception: Where each *dwelling unit* or *sleeping unit* has direct access to the outside of the building at grade.

9. Group R-4.

Exception: Where each *sleeping unit* has direct access to the outside of the building at ground level.

(Add) **1104.10.2 Minimum Stair Width**. In *existing* buildings built prior to January 1, 2006, e*xisting* stairs may remain in use if the minimum width clear of all obstructions, except projections not more than 4½ inches (114 mm) at or below handrail height on each side is 28 inches (710 mm) and the total occupant load of all floors served by the stair is fewer than 30 persons.

(Amd) **1104.11 Winders.** In *existing* buildings built prior to January 1, 2006, *existing* winders shall be allowed to remain in use if they have a minimum tread depth of 6 inches and a minimum tread depth of 9 inches (229 mm) at a point 12 inches (305 mm) from the narrowest edge.

Existing stairs containing winders may also be continued in use provided all of the following are met:

1. Such winders have a minimum depth of tread of 7 ½-inches (191 mm) at a point 12 inches (305 mm) from the narrowest edge.

2. The nosing of each winder tread shall be made readily visible by the application of a 2-inch (51-mm) wide stripe for the full width of the tread that is of distinctive or contrasting color.

3. The area of the winder shall be provided with both normal illumination and emergency lighting in accordance with Section 1008.

4. A handrail shall be provided for the full length of the *stair* travel at the side of the *stair* having the widest tread portion.

(Amd) **1104.17 Corridor construction.** Corridors serving an occupant load greater than 30 and the openings therein shall provide an effective barrier to resist the movement of smoke. Transoms, louvers, doors and other openings shall be kept closed or be self-closing. In Group I-2, corridors in areas housing patient sleeping or care rooms shall comply with Section 1105.5.

Exceptions:

1. In Group A occupancies built prior to January 1, 2006, interior *corridors* and lobbies shall be separated from use areas by *fire barriers* having a *fire-resistance-rating* of not less than 1 hour, except under the following conditions:

   1.1 Where assembly rooms served by the *corridor* or lobby have at least 50 percent of their *exit* capacity discharging directly to the outside, independent of *corridors* and lobbies.

   1.2 When the building is protected throughout by an *approved* supervised *automatic sprinkler system*.

   1.3 Where lobbies serve only one assembly area that meet the requirements of intervening rooms, such lobbies need not have a *fire resistance rating*.

   1.4 Construction for which a building permit was issued prior to April 15, 1987.

2. In Group B occupancies built prior to January 1, 2006, where access to *exits* is limited to *corridors*, such *corridors* shall be separated from use areas by *fire barriers* having a *fire resistance rating* of not less than 1 hour, except under any of the following conditions:

   2.1 Where *exits* are available from an open floor area.

   2.2 Within a space occupied by a single tenant.

   2.3 When the building is protected throughout by an *approved* supervised *automatic sprinkler system*.

2.4 Building construction for which a building permit was issued prior to September 1, 1981.

3. *Corridors* in occupancies in Group E and I-4 built prior to January 1, 2006 shall be separated from other parts of the story by walls having a ½-hour *fire-resistance-rating*.

Exceptions:

1. *Corridor* protection shall not be required where all spaces normally subject to student occupancy have not less than one door opening directly to the outside or to an exterior *exit* balcony.
2. Corridor protection shall not be required in buildings protected throughout by an *approved automatic sprinkler system*.
3. Lavatories shall not be required to be separated from corridors, provided that they are separated from all other spaces by walls having not less than a ½-hour *fire-resistance-rating*.

4. In Group R-2 occupancies built prior to January 1, 2006, *exit access corridor* walls shall have a *fire-resistance-rating* of not less the 30 minutes. Doors that open onto *exit access corridors* shall have a minimum 20-minute fire protection rating and be self-closing and self-latching.

5. *Corridors* that are in accordance with the *International Building Code* portion of the Connecticut State Building Code.

6. Corridors in occupancies other than in Group H and where not specifically addressed in items 1 through 5, that are equipped throughout with an *approved automatic sprinkler system*.

(Add) **1104.17.2 Classroom Doors.** In Group E and I-4 Day-care occupancies built prior to January 1, 2006, self-closing devices may be omitted on doors between *corridors* and normally occupied classrooms, except rooms or areas used as shops or laboratories, where the facility has a written and practiced fire exit drill policy which provides for the closing of all *corridor* doors upon evacuation, and where said policy provides for doors to classrooms not in use to be kept closed. This provision may be revoked by the *fire code official* for cause.

(Amd) **1104.22 Exit stairway protection.** Interior and exterior *exit stairways* shall be protected in accordance with Sections 1104.22.1 and 1104.22.2, as applicable.

(Add) **1104.22.1 Interior exit stairway protection.** Enclosures of interior *exit stairways* shall be constructed as *fire barriers* in accordance with Section 707 of the *International*

Building Code portion of the Connecticut State Building Code or horizontal assemblies constructed in accordance with Section 711 of the *International Building Code* portion of the Connecticut State Building Code, or both. Interior *exit stairway* enclosures shall have a *fire-resistance rating* of not less than 1 hour. *Interior exit stairways* shall comply with Sections 1023.3 through 1023.8.

(Add) **1104.22.2 Exterior stairway protection.** *Exterior exit stairways* shall be separated from the interior of the building as required in Section 1027.6. Openings shall be limited to those necessary for egress from normally occupied spaces.

Exceptions:

1. In existing buildings built prior to January 1, 2006, *Existing* outside *stairs* serving not in excess of four adjacent stories, including the story of *exit discharge*, maybe unprotected where there is a remotely located second *exit*.

2. Separation from the interior of the building is not required where the exterior *stairway* is served by an exterior balcony that connects two remote exterior *stairways* or other *approved exits*, with a perimeter that is not less than 50 percent open. To be considered open, the opening shall be not less than 50 percent of the height of the enclosing wall, with the top of the opening not less than 7 feet (2,134 mm) above the top of the balcony.

3. Separation from the interior of the building is not required for an exterior *stairway* located in a building or structure that is permitted to have unenclosed interior *stairways* in accordance with Section 1023.

4. Separation from the *open-ended corridors* of the building is not required for exterior *stairways* provided that:

4.1. The *open-ended corridors* comply with Section 1020.

4.2. The *open-ended corridors* are connected on each end to an *exterior exit stairway* complying with Section 1027.

4.3. At any location in an *open-ended corridor* where a change of direction exceeding 45 degrees (0.79 rad) occurs, a clear opening of not less than 35 square feet (3 m^2) or an exterior *stairway* shall be provided. Where clear openings are provided, they shall be located to minimize the accumulation of smoke or toxic gases.

5. In *existing* buildings built prior to January 1, 2006, Outside stairs in *existing* buildings protected throughout by an *approved* supervised *automatic sprinkler system* may be unprotected.

(Add) **1104.26 Single exit occupancies.** The minimum number of *exits* in *existing* occupancies shall comply with Section 1006, except that a single *exit* may be permitted in an *existing* occupancy built prior to January 1, 2006, in compliance with Section 1104.26.1 through 1104.26.7.

(Add) **1104.26.1 Group B.** In Group B occupancies built prior to January 1, 2006, a single *exit* is permitted for a maximum two-story single tenant space or *building* that is protected throughout by an *approved automatic sprinkler system* and where the total travel distance to the outside does not exceed 100 feet.

(Add) **1104.26.2 Group B.** In Group B occupancies built prior to January 1, 2006, a single *exit* is permitted for a maximum two-story single tenant space or *building* that has a maximum area per floor of 1,500 square feet (139.35 m^2) and is protected throughout by an automatic fire detection system that includes smoke detection in all occupied spaces and heat detection in hazardous and unoccupied areas. Each occupied room on the second floor of the space or *building* shall be provided with a secondary means of escape in accordance with Section 1104.27. The total travel distance to the outside shall not exceed 75 feet (22,860 mm).

(Add) **1104.26.3 Group B.** In Group B occupancies built prior to January 1, 2006, a single *exit* is permitted for a maximum three-story building not exceeding an occupant load of 30 persons per floor and where the total travel distance to the outside of the *building* does not exceed 100 feet (30,480 mm). The *exit* shall be enclosed by 1-hour *fire-resistance-rated* construction, shall serve no other levels, and discharge directly to the outside. A communicating door shall be permitted in the *exit stair* enclosure at the *level of exit discharge* if the floor level of the communicating opening is protected throughout by either an *automatic sprinkler system* or fire detection system consisting of smoke detection that provides an alarm on the floor level served by the single *exit*. A single outside *stair* in accordance with Section 1104.22 may serve all floors.

(Add) **1104.26.4 Group M.** In Group M occupancies built prior to January 1, 2006, a *single exit* is permitted for a maximum two-story single tenant space or *building* that has a maximum area per floor of 1,500 square feet (139.35 m^2) and is protected throughout by an automatic fire detection system that includes smoke detection in all occupied spaces and heat detection in hazardous and unoccupied areas. Each occupied room on the second floor of the space or *building* shall be provided with a secondary means of escape in accordance with Section 1104.27. The total travel distance to the outside shall not exceed 75 feet (22,860 mm).

(Add) **1104.26.5 Group R-1.** Buildings of four stories or less protected throughout by an *approved*, supervised *automatic sprinkler system*, with not more than four guest rooms

or *guest suites* per floor built prior to January 1, 2006, shall be permitted to have a single exit under the following conditions:

1. The *stairway* is completely enclosed or separated by *fire barriers* having a *fire resistance rating* of not less than 1 hour.

2. The *stairway* does not serve more than one-half of a story below the *level of exit discharge*.

3. All *corridors* serving as access to *exits* have not less than a 1-hour fire resistance rating.

4. The travel distance from the entrance door of any guest room or *guest suite* to an exit does not exceed 35 feet (10,668 mm).

5. Horizontal and vertical separation with a fire rating of not less than ½ hour is provided between guest rooms or guest suites.

(Add) **1104.26.6 Group R-2.** Any *dwelling unit* built prior to January 1, 2006, shall be permitted to have a single *exit*, provided that one of the following criteria is met:

1. The *dwelling unit* has an *exit* door opening directly to the street or yard at ground level.

2. The *dwelling unit* has direct access to an outside *stair* complying with 1104.22.

3. The *dwelling unit* has direct access to an interior *stair* that serves only that unit and is separated from all other portions of the building by *fire barriers* having not less than a 1-hour *fire resistance rating* with no opening therein.

(Add) **1104.26.7 Group R-2.** Any building of three stories or less in its entirety built prior to January 1, 2006, shall be permitted to have a single *exit*, provided the following conditions are met:

1. The *stairway* is separated from the rest of the building by *fire barriers* having not less than a 1-hour *fire resistance rating*.

2. The *stairway* does not serve more than one-half of a *story* below the *level of exit discharge*.

3. All *corridors* serving as access to *exits* have not less than a ½-hour *fire resistance rating*.

4. There is not more than 50 feet (15,240 mm) of travel distance from the entrance door of any *dwelling unit* to an *exit*.

5. Horizontal and vertical separation with a fire rating of not less than ½ hour is provided between *dwelling units*.

Note: The building may include a fourth *story* if the entire building is additionally protected throughout by an *approved automatic sprinkler system*.

(Add) **1104.26.8 Group F and S**. In Group F and S occupancies built prior to January 1, 2006, a single *means of egress* shall be permitted by one of the following for the occupancy:

1.From any *story* or section in low and ordinary hazard industrial and storage occupancies, provided the following limits are not exceeded:

1.1. One story, 30 occupants and 100 feet (30 m) maximum travel distance.

1.2. Two story, 30 occupants and 75 feet (23 m) maximum travel distance.

2. In low and ordinary hazard industrial occupancies *existing* prior to May 7, 2000, a single *means of egress* shall be permitted from any *story* or section, provided the *exit* can be reached within the distance permitted as a *common path of egress travel*.

3. In low hazard storage occupancies *existing* prior to May 7, 2000, a single *means of egress* shall be permitted from any *story* or section.

4. In ordinary hazard storage occupancies existing prior to May 7, 2000, a single *means of egress* shall be permitted from any story or section, provided the *exit* can be reached within the distance permitted as a *common path of egress travel*.

(Add) **1104.27 Emergency escape and rescue.** *Emergency escape and rescue openings* shall be provided in *existing buildings* built prior to January 1, 2006, in accordance with Section 1104.27.1 and 1104.27.2. *Emergency rescue and escape openings* shall comply with the requirements in Section 1031 or the 2022 Connecticut State Fire Safety Code Part IV – Section 24.2.2.3.

(Add) **1104.27.1 Group E and I-4 occupancies.** In Group E and I-4 occupancies built prior to January 1, 2006, every room or space greater than 250 square feet (23.23 m^2) and used for classroom or educational purposes or normally subject to student/client occupancy shall have not less than one outside window for emergency escape/ventilation and rescue.

Exceptions:

1. *Emergency escape and rescue openings* shall not be required in buildings protected throughout by an *approved automatic sprinkler system*.

2. *Emergency escape and rescue openings* shall not be required where the room or space has a door leading directly to an exit or directly to the outside of the building.

3. *Emergency escape and rescue openings* shall not be required where the room or space has a second door that leads directly to another corridor located in a separate *smoke compartment*.

4. *Emergency escape and rescue openings* shall not be required where the room or space is located four or more stories above the finished ground level.

5. *Emergency escape and rescue openings* shall not be required where awing-type or hopper-type windows that are hinged or subdivided to provide a clear opening of not less than 4 square feet or any dimension of not less than 22 inches and screen walls or devices located in front of required windows shall not interfere with rescue operations.

6. *Emergency escape and rescue openings* shall not be required where the room or space has one door providing direct access to an adjacent classroom and a second door providing direct access to another adjacent classroom, the two classrooms to which *exit access* travel is made shall each provide *exit access* to the outside of the building or to a *corridor* in a separate *smoke compartment*. The length of travel to exits along such paths shall not exceed 150 feet and no locking devices shall be permitted on the communicating doors.

7. Where the building is protected throughout by an *approved* automatic fire detection system, the length of travel to an *exit* does not exceed 100 feet, and a window is provided in each room for ventilation. Smoke detection shall be used in all spaces except where not appropriate due to environmental conditions.

(Add) **1104.27.2 Group R.** In Group R occupancies built prior to January 1, 2006, every sleeping room and living area shall be provided with an *emergency rescue and escape opening*.

Exceptions:

1. *Emergency rescue and escape openings* shall not be required where the bedroom or living area has a door leading directly to the outside of the building at or to the finished ground level.

2. *Emergency rescue and escape openings* shall not be required where the *dwelling unit* or sleeping room is protected throughout by an *approved automatic sprinkler system*.

3. *Emergency rescue and escape openings* shall not be required where the room has two independent doorways that are remotely located and not subject to locking in the direction of egress.

(Add) **1104.28 Clearance for Inclined Lifts on Stairways**. Where a platform or chair lift is installed on an *exit* stair in an *existing* building the minimum clear width on the stair when the inclined lift is in the down or operating position shall be:

1. 18 inches (460 mm) when the stair serves fewer than 10 people
2. 22 inches (560 mm) when the stair serves fewer than 50 people
3. As required by this code when the stair serves 50 or more people

SECTION 1105

(Amd) CODE REQUIREMENTS

FOR EXISTING GROUP I-2

(Add) SECTION 1108

ADDITIONAL REQUIREMENTS FOR EXISTING APARTMENT OCCUPANCIES BUILT PRIOR TO JANUARY 1, 2006

(Add) **1108.1 General.** *Existing* apartment occupancies shall meet all of the following requirements:

1. The minimum fire safety requirements in Section 1103.
2. The minimum *means of egress* requirements in Section 1104.
3. The additional egress and construction requirements in Section 1108.

(Add) **1108.2 Applicability.** The provisions of Sections 1108.3 through 1108.4 shall apply to the *existing* apartment *fire area*.

(Add) **1108.3 Means of egress**. *Means of egress* in *existing* apartment buildings shall comply with the applicable requirements found in Part IV of the 2022 Connecticut State Fire Safety Code.

(Add) **1108.4 Corridors.** Corridors in *existing* apartment buildings shall be enclosed by minimum 30-minute *fire-resistance-rated* construction. All openings in corridor walls shall be protected with minimum 20-minute opening protectives.

(Add) **SECTION 1109**

ADDITIONAL REQUIREMENTS FOR EXISTING RESIDENTIAL BOARD AND CARE OCCUPANCIES BUILT PRIOR TO JANUARY 1, 2006

(Add) **1109.1 General.** *Existing Residential Board and Care* occupancies shall meet all of the following requirements:

1. The minimum fire safety requirements in Section 1103.
2. The minimum *means of egress* requirements in Section 1104.
3. The additional egress and construction requirements in Section 1109.

(Add) **1109.2 Applicability.** The provisions of Chapter 33 of the 2022 Connecticut State Fire Safety Code – Part IV shall apply to the *existing residential board and care fire area*.

(Add) **1109.3 Alternative Compliance.** Any facility meeting the applicable requirements for new occupancy shall not be required to comply with Section 1109.

(Add) **SECTION 1110**

ADDITIONAL REQUIREMENTS FOR EXISTING LODGING AND ROOMING OCCUPANCIES AND BED AND BREAKFASTS BUILT PRIOR TO JANUARY 1, 2006

(Add) **1110.1 General.** *Existing Lodging or Rooming Houses* and Bed and Breakfasts shall meet all of the following requirements:

4. The minimum fire safety requirements in Section 1103.
5. The minimum *means of egress* requirements in Section 1104.
6. The additional egress and construction requirements in Section 1110.

(Add) **1110.2 Applicability.** The provisions of Chapter 26 of the 2022 Connecticut State Fire Safety Code – Part IV shall apply to the *existing lodging or rooming house* or bed and breakfast *fire area*.

(Add) **1110.3 Separation of sleeping rooms.** All sleeping rooms shall be separated from the rest of the building in accordance with Section 26.3.5 of the 2022 Connecticut State Fire Safety Code – Part IV.

(Add) **1110.4 Interior wall and ceiling finish.** Interior wall and ceiling finish materials complying with Section 803 shall be Class A, Class B, or Class C.

(Add) **1110.5 Alternative Compliance.** Any facility meeting the applicable requirements for new occupancy shall not be required to comply with Section 1110.

C H A P T E R 1 2
ENERGY SYSTEMS

(Add) **1203.2.20 Electric fire pumps.** Buildings provided with standby electrical power for the purpose of continuing operations or occupancy shall provide standby power in accordance with Article 701 of the NFPA 70, National Electrical Code, portion of the Connecticut State Building Code for any electric fire pump installed to provide an adequate water supply or minimum operating pressure to a required *automatic sprinkler system*.

(Amd) **1205.2.3 Building-integrated photovoltaic (BIPV) systems.** Where building-integrated photovoltaic (BIPV) systems are installed in a manner that creates areas with electrical hazards to be hidden from view, markings shall be provided to identify the hazardous areas to avoid for ladder placement. The markings shall be reflective and be visible from grade beneath the eaves or other location approved by the fire code official.

(Add) **1205.2.3.1 Required signage.** Where a BIPV system is installed, a placard shall be provided on the outside of the building at the electrical service meter location to which the BIPV system is connected. The placard shall display a firefighter Maltese cross with "TC-PV" printed in the center of the cross. The placard size shall be in accordance with Appendix J and made of a durable material approved by the authority having jurisdiction.

(Amd) **TABLE 1207.6**
ELECTROCHEMICAL ESS TECHNOLOGY-SPECIFIC REQUIREMENTS

COMPLIANCE REQUIRED [b]		**BATTERY TECHNOLOGY**						**OTHER ESS AND BATTERY TECHNOLOGIES [b]**	**CAPACITOR ESS [b]**
Features	**Section**	Lead-Acid	Nickel cadmium (Ni-Cd), nickel-metal hydride (Ni-MH) and nickel zinc (Ni-Zn)	Zinc-manganese dioxide (Zn-MnO2)	Lithium-ion	Flow	Sodium nickel chloride		
Exhaust Ventilation	1207.6.1	Yes	Yes	Yes	No [f]	Yes	No	Yes	Yes
Explosion	1207.6	Yes	Yes [a]	Yes	Yes	No	Yes	Yes	Yes

control	.3	[a]							
Safety caps	1207.6.4	Yes	Yes	No	No	No	No	Yes	Yes
Spill control and neutralization	1207.6.2	Yes [c]	Yes [c]	Yes [e]	No	Yes	No	Yes	Yes
Thermal runaway	1207.6.5	Yes [d]	Yes	Yes	Yes	No	Yes	Yes	Yes

a. Not required for lead-acid and nickel-cadmium batteries at facilities under the exclusive control of communications utilities that comply with NFPA 76 and operate at less than 50 VAC and 60 VDC.

b. Protection shall be provided unless documentation acceptable to the fire code official is provided in accordance with Section 104.2.2 that provides justification why the protection is not necessary based on the technology used.

c. Applicable to vented-type (i.e., flooded) nickel-cadmium and lead-acid batteries.

d. Not required for vented-type (i.e., flooded) batteries.

e. Not required for batteries with jelled electrolyte.

f. Exhaust ventilation is required when flammable gasses are released under abnormal conditions.

(Amd) **1207.6.1.2.4 Gas detection system.** Where required by Section 1207.6.1.2, rooms, areas and walk-in units containing ESS shall be protected by an *approved* continuous *gas detection system* that complies with Section 916 and with the following:

1. The *gas detection system* shall be designed to activate the mechanical ventilation system when the level of *flammable gas* in the room, area or walk-in unit exceeds 25 percent of the LFL or where the level of toxic or highly toxic gasses exceeds one-half (1/2) of the IDLH, or where gas indicative of venting from a lithium-ion cell is detected.

2. The mechanical ventilation system shall remain on until the *flammable gas* detected is less than 25 percent of the LFL.

3. The *gas detection system* shall be provided with a minimum of 2 hours of standby power in accordance with Section 1203.2.5.

4. Failure of the *gas detection system* shall annunciate a trouble signal at an *approved* central station, proprietary or remote station service in accordance with NFPA 72, or shall initiate an audible and visible trouble signal at an *approved* constantly attended on-site location.

(Add) **1207.6.6.** The thermal runaway detector shall activate upon detection of gas vapors produced by liquid electrolyte in a lithium-ion cell at the start of a battery venting event. Upon detection of gas vapors, the detection system shall shut down the affected ESS rack and transmit a fire alarm signal. Detection of a thermal runaway event shall activate the mechanical ventilation when it is provided as a method of explosion control.

C H A P T E R S 1 3 t h r o u g h 1 9
RESERVED

(Del) C H A P T E R 20
AVIATION FACILITIES

Delete chapter in its entirety and replace with the following.

(Add) C H A P T E R 20
AVIATION FACILITIES

(Add) **2001.1 Scope.** Airports, heliports, helistops, and aircraft hangers shall be in accordance with this chapter and Section 117 for items involving building construction, building services, or building systems. Pursuant to section 29-291a of the Connecticut General Statutes, the Connecticut State Fire Prevention Code shall be applicable for oil burners, flammable and combustible liquids, gas equipment and piping, liquefied gas and liquefied natural gas, hazardous chemicals, and processes and activities that occur in the building or structure that are not used to support the building components services or systems, and for the purposes of prevention of fire and other related emergencies.

(Add) **2001.2 Regulations not covered.** Regulations not specifically addressed shall be in accordance with NFPA 407, NFPA 409, NFPA 410 and NFPA 415.

(Add) **2001.3 Permits.** The applicable provisions of Section 105.5 shall apply for permits to airport terminal buildings and hangars.

C H A P T E R 2 1
DRY CLEANING

(Amd) **2101.1 Scope.** Dry cleaning plants shall comply with the requirements of this chapter and Section 117 for items involving building construction, building services, or

building systems. Pursuant to section 29-291a of the Connecticut General Statutes, the Connecticut State Fire Prevention Code shall be applicable for oil burners, flammable and combustible liquids, gas equipment and piping, liquefied gas and liquefied natural gas, hazardous chemicals, and processes and activities that occur in the building or structure that are not used to support the building components services or systems, and for the purposes of prevention of fire and other related emergencies.

C H A P T E R 2 2
COMBUSTIBLE DUST-PRODUCING OPERATIONS

(Amd) **2201.1 Scope**. Combustible dust producing operations shall comply with the provisions of NFPA 652, Section 117 for items involving building construction, building services, or building systems, and as applicable, NFPA 654 and NFPA 664. Pursuant to section 29-291a of the Connecticut General Statutes, the Connecticut State Fire Prevention Code shall be applicable for oil burners, flammable and combustible liquids, gas equipment and piping, liquefied gas and liquefied natural gas, hazardous chemicals, and processes and activities that occur in the building or structure that are not used to support the building components services or systems, and for the purposes of prevention of fire and other related emergencies.

C H A P T E R 2 3
MOTOR FUEL-DISPENSING FACILITES AND REPAIR GARAGES

(Amd) **2301.1 Scope.** Automotive motor fuel-dispensing facilities, marine motor fuel-dispensing facilities, fleet motor fuel-dispensing facilities, aircraft motor vehicle fuel-dispensing facilities and repair garages shall be in accordance with this chapter, Section 117, and the Connecticut State Building Code for items involving building construction, building services, or building systems. Pursuant to section 29-291a of the Connecticut General Statutes, the Connecticut State Fire Prevention Code shall be applicable for oil burners, flammable and combustible liquids, gas equipment and piping, liquefied gas and liquefied natural gas, hazardous chemicals, and processes and activities that occur in the building or structure that are not used to support the building components services or systems, and for the purposes of prevention of fire and other related emergencies.

(Add) **2301.7 Cleaning and purging of flammable gas piping systems.** The cleaning and purging of any flammable gas piping system shall be in accordance with NFPA 56. This includes purging into or out of service.

(Del) SECTION 2305
OPERATIONAL REQUIREMENTS

Delete section in its entirety.

(Amd) **2307.1 General.** Motor fuel-dispensing facilities for liquefied petroleum gas (LP-Gas) fuel shall be in accordance with this section, Chapter 61 and NFPA 30A.

(Add) **2307.6.5 Emergency shutoff control**. The system shall be provided with an emergency shut-off switch located within 100 feet (30 m) of, but not less than 20 feet (6 m) from, dispensers.

C H A P T E R 2 4
FLAMMABLE FINISHES

(Amd) **2401.1 Scope.** Locations or areas where any of the activities under 1. to 5., inclusive, are conducted shall be in accordance with this chapter, and Section 117 for items involving building construction, building services, or building systems. Pursuant to section 29-291a of the Connecticut General Statutes, the Connecticut State Fire Prevention Code shall be applicable for oil burners, flammable and combustible liquids, gas equipment and piping, liquefied gas and liquefied natural gas, hazardous chemicals, and processes and activities that occur in the building or structure that are not used to support the building components services or systems, and for the purposes of prevention of fire and other related emergencies.

1. The application of flammable finishes to articles or materials by means of spray apparatus.

2. The application of flammable finishes by dipping or immersing articles or materials into the contents of tanks, vats or containers of *flammable* or *combustible liquids* for coating, finishing, treatment or similar processes.

3. The application of flammable finishes by applying combustible powders to articles or materials utilizing powder spray guns, electrostatic powder spray guns, fluidized beds or electrostatic fluidized beds.

4. Floor surfacing or finishing operations using Class I or II liquids in areas exceeding 350 square feet (32.5 m^2).

5. The application of flammable finishes consisting of dual-component coatings or Class I or II liquids where applied by brush or roller in quantities exceeding 1 gallon (4 L).

(Amd) **2401.3 Permits.** *Permits* shall be required as set forth in Section 105.5.

C H A P T E R 2 5
FRUIT AND CROP RIPENING

(Amd) **2501.1 Scope.** Ripening processes where ethylene gas is introduced into a room to promote the ripening of fruits, vegetables and other crops shall comply with this chapter and Section 117 for items involving building construction, building services, or building systems. Pursuant to section 29-291a of the Connecticut General Statutes, the Connecticut State Fire Prevention Code shall be applicable for oil burners, flammable and combustible liquids, gas equipment and piping, liquefied gas and liquefied natural gas, hazardous chemicals, and processes and activities that occur in the building or structure that are not used to support the building components services or systems, and for the purposes of prevention of fire and other related emergencies.

> **Exception:** Mixtures of ethylene and one or more inert gases in concentrations that prevent the gas from reaching greater than 25 percent of the lower explosive limit (LEL) when released to the atmosphere.

C H A P T E R 2 6
FUMIGATION AND INSECTICIDAL FOGGING

(Amd) **2601.1 Scope.** Fumigation and insecticidal fogging operations within buildings, structures and spaces shall comply with this chapter for items involving building construction, building services, or building systems. Pursuant to section 29-291a of the Connecticut General Statutes, the Connecticut State Fire Prevention Code shall be applicable for oil burners, flammable and combustible liquids, gas equipment and piping, liquefied gas and liquefied natural gas, hazardous chemicals, and processes and activities that occur in the building or structure that are not used to support the building components services or systems, and for the purposes of prevention of fire and other related emergencies.

C H A P T E R 2 7
SEMICONDUCTOR FABRICATION FACILITIES

(Amd) **2701.1 Scope.** Semiconductor fabrication facilities and comparable research and development areas classified as Group H-5 shall comply with this chapter and the *International Building Code* portion of the Connecticut State Building Code for items involving building construction, building services, or building systems. Pursuant to section 29-291a of the Connecticut General Statutes, the Connecticut State Fire Prevention Code shall be applicable for oil burners, flammable and combustible liquids, gas equipment and piping, liquefied gas and liquefied natural gas, hazardous chemicals, and processes and activities that occur in the building or structure that are not used to support the building components services or systems, and for the purposes of prevention of fire and other related emergencies. The use, storage and handling of hazardous materials in Group H-5 shall comply with this chapter and the Connecticut State Fire Prevention Code.

(Del) **2701.4 Existing buildings and existing fabrication areas.** Delete section.

C H A P T E R 2 8
LUMBER YARDS AND AGRO-INDUSTRIAL, SOLID BIOMASS AND WOODWORKING FACILITIES

(Amd) **2801.1 Scope.** The storage, manufacturing and processing of solid biomass feedstock, timber, lumber, plywood, veneers and agro-industrial byproducts shall be in accordance with this chapter for items involving building construction, building services, or building systems. Pursuant to section 29-291a of the Connecticut General Statutes, the Connecticut State Fire Prevention Code shall be applicable for oil burners, flammable and combustible liquids, gas equipment and piping, liquefied gas and liquefied natural gas, hazardous chemicals, and processes and activities that occur in the building or structure that are not used to support the building components services or systems, and for the purposes of prevention of fire and other related emergencies.

(Amd) **2810.3 Fire prevention plan.** The *owner* or *owner's* authorized representative shall submit a fire prevention plan for review and approval by the *fire code official* that includes all of the following:

1. Frequency of walk-through inspections to verify compliance with the plan.

2. Hot work permit program in accordance with the requirements of the Connecticut State Fire Prevention Code and Chapter 35.

3. Preventative maintenance program for equipment associated with pallet activities.

4. Inspection, testing and maintenance of *fire protection systems* in accordance with Chapter 9.

(Amd) **2810.9 Fire flow.** Fire flow requirements for the site shall be determined by the *fire chief* in conjunction with the *fire code official*.

C H A P T E R 2 9
MANUFACTURE OF ORGANIC COATINGS

(Amd) **2901.1 Scope.** Organic coating manufacturing processes shall comply with this chapter, except that this chapter shall not apply to processes manufacturing nonflammable or water-thinned coatings or to operations applying coating materials for

items involving building construction, building services, or building systems. Pursuant to section 29-291a of the Connecticut General Statutes, the Connecticut State Fire Prevention Code shall be applicable for oil burners, flammable and combustible liquids, gas equipment and piping, liquefied gas and liquefied natural gas, hazardous chemicals, and processes and activities that occur in the building or structure that are not used to support the building components, services or systems, and for the purposes of prevention of fire and other related emergencies.

(Amd) **2909.4 Nitrocellulose storage.** Nitrocellulose storage shall be located on a detached pad or in a separate structure or a room enclosed in accordance with the *International Building Code* portion of the Connecticut State Building Code. The nitrocellulose storage area shall not be utilized for any other purpose. Electrical wiring and equipment installed in storage areas adjacent to process areas shall comply with Section 2904.2. Also refer to section 29-343 of the Connecticut General Statutes for the definition of “explosive” and the Connecticut Explosives Code adopted pursuant to section 29-349 of the Connecticut General Statutes.

(Amd) **2909.4.2 Spills.** Spilled nitrocellulose shall be promptly wetted with water and disposed of by use or burning in the open at a detached location approved by the local fire marshal and the local open burning official.

C H A P T E R 3 0
INDUSTRIAL OVENS

(Amd) **3001.1 Scope.** This chapter shall apply to the installation and operation of industrial ovens and furnaces. Industrial ovens and furnaces shall comply with the applicable provisions of this chapter, NFPA 54, the *International Mechanical Code* portion of the Connecticut State Building Code, and NFPA 86 for items involving building construction, building services, or building systems. Pursuant to section 29-291a of the Connecticut General Statutes, the Connecticut State Fire Prevention Code shall be applicable for oil burners, flammable and combustible liquids, gas equipment and piping, liquefied gas and liquefied natural gas, hazardous chemicals, and processes and activities that occur in the building or structure that are not used to support the building components services or systems, and for the purposes of prevention of fire and other related emergencies. The terms “ovens” and “furnaces” are used interchangeably in this chapter.

(Amd) **3001.2 Permits.** *Permits* shall be required as set forth in Section 105.5.

C H A P T E R 3 1
TENTS, TEMPORARY SPECIAL EVENT STRUCTURES AND OTHER MEMBRANE STRUCTURES

(Amd) **3101.1 Scope.** Tents, temporary special event structures and *membrane structures* shall comply with this chapter. The provisions of Section 3103 are applicable only to temporary tents and membrane structures. The provisions of Sections 3104 and 3108 are applicable to temporary and permanent tents and membrane structures. The provisions of Section 3105 are applicable to temporary special event structures. The provisions of Section 3106 are applicable to inflatable amusement devices. The provisions of Section 3107 are applicable to outdoor assembly events. Other temporary structures shall comply with the *International Building Code* portion of the Connecticut State Building Code. Membrane structures covering water storage facilities, water clarifiers, water treatment plants, sewage treatment plants, greenhouses and similar facilities not used for human occupancy, are required to meet only the requirements of Section 3104.2.1. Pursuant to section 29-291a of the Connecticut General Statutes, the Connecticut State Fire Prevention Code shall be applicable for oil burners, flammable and combustible liquids, gas equipment and piping, liquefied gas and liquefied natural gas, hazardous chemicals, and processes and activities that occur in the building or structure that are not used to support the building components services or systems, and for the purposes of prevention of fire and other related emergencies.

(Amd) **3103.2 Approval required.** Tents and membrane structures required to have a permit, as set forth in Sections 105.5 and 105.6, shall not be erected, operated or maintained for any purpose without obtaining approval from the *fire code official*.

(Amd) **3103.4 Use period.** Temporary, air-supported, air-inflated or tensioned *membrane structures* shall not be erected for a period of more than 180 consecutive calendar days out of any 365 consecutive calendar days on a single premises.

(Amd) **3103.5 Construction documents.** A detailed site and floor plan for *tents* or *membrane structures* with an *occupant load* of 50 or more shall be provided with each application for approval. The *tent* or *membrane structure* floor plan shall indicate details of the *means of egress* facilities, seating capacity, arrangement of the seating and location and type of heating and electrical equipment. Waterfilled vessels used to anchor a tent or membrane structure shall be in accordance with Section 3103.8 and 3103.8.1.

(Add) **3103.5.1 Structural Stability.** C*onstruction documents* containing structural stability analysis shall be approved by the *building code official*.

(Amd) **3103.8 Structural stability and anchorage required.** *Tents* or *membrane structures* and their appurtenances shall be designed and installed to withstand the

elements of weather and prevent collapsing. Documentation of structural stability shall be furnished to and approved by the *building code official*.

(Del) **3103.8.2 Tents and membrane structures greater than one story.** Delete section.

(Del) **3103.8.3 Tents and membrane structures greater than 7,500 square feet.** Delete section.

(Del) **3103.8.4 Tents and membrane structures with an occupant load greater than 1,000.** Delete section.

(Add) **3103.11.9** *Tent* stakes adjacent to any *means of egress* from any tent open to the public shall be railed off, capped, or covered so as not to present a hazard.

(Add) **3104.2.1 Membrane and interior liner material.** Membranes and interior liners shall be either noncombustible as set forth in Section 703.5 of the *International Building Code* portion of the Connecticut State Building or meet the fire propagation performance criteria of NFPA 701 and the manufacturer's test protocol.

> **Exception:** Plastic less than 20 mil (0.5 mm) in thickness used in greenhouses, where occupancy by the general public is not authorized, and for aquaculture pond covers is not required to meet the fire propagation performance criteria of NFPA 701.

(Amd) **3107.6.2 Generators.** Generators shall be installed not less than 10 feet (3,048 mm) from combustible materials and shall be isolated from the public by physical guard, fence, or enclosure installed not less than 3 feet (914 mm) away from the internal combustion power source.

> **Exception:** Generators 7.5KW or less shall be separated from *tents* or *membrane structures* by not less than 5 feet (1,524 mm).

(Amd) **3108.15 Separation of generators.** Generators and other internal combustion power sources shall be separated from *tents* or *membrane structures* by not less than 20 feet (6096 mm) and shall be isolated from contact with the public by fencing, enclosure or other approved means.

> **Exception:** Generators 7.5KW or less shall be separated from *tents* or *membrane structures* by not less than 5 feet (1,524 mm).

C H A P T E R 3 2
HIGH-PILED COMBUSTIBLE STORAGE

(Amd) **3201.1 Scope.** High-Piled combustible storage shall comply with the requirements this chapter and Section 117 for items involving building construction, building services, or building systems. Pursuant to section 29-291a of the Connecticut General Statutes, the Connecticut State Fire Prevention Code shall be applicable for oil burners, flammable and combustible liquids, gas equipment and piping, liquefied gas and liquefied natural gas, hazardous chemicals, and processes and activities that occur in the building or structure that are not used to support the building components services or systems, and for the purposes of prevention of fire and other related emergencies. In addition to the requirements of this chapter, the following material-specific requirements shall apply:

1. Aerosols shall be in accordance with Chapter 51.
2. *Flammable* and *combustible liquids* shall be in accordance with Chapter 57.
3. Hazardous materials shall be in accordance with Chapter 50.
4. Storage of combustible paper records shall be in accordance with NFPA 13.
5. Storage of *combustible fibers* shall be in accordance with Chapter 37.
6. General storage of combustible material shall be in accordance with Chapter 3.

(Amd) **3201.2 Permits.** *Permits* shall be required as set forth in Section 105.5.

C H A P T E R 3 3
FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION

(Add) **3301.3 Occupied buildings.** In buildings under construction and during the course of additions, renovations or *alterations* to existing buildings, occupied areas shall be separated from work areas on the same floor by a barrier having at least a 1-hour fire resistance rating.

Exception: As *approved* by the *fire code official*.

C H A P T E R 3 4
TIRE REBUILDING AND TIRE STORAGE

(Amd) **3401.1 Scope.** Tire rebuilding and tire storage shall comply with the requirements of this chapter and Section 117 for items involving building construction, building services, or building systems. Pursuant to section 29-291a of the Connecticut General Statutes,

the Connecticut State Fire Prevention Code shall be applicable for oil burners, flammable and combustible liquids, gas equipment and piping, liquefied gas and liquefied natural gas, hazardous chemicals, and processes and activities that occur in the building or structure that are not used to support the building components services or systems, and for the purposes of prevention of fire and other related emergencies. Tire rebuilding plants, tire storage and tire byproduct facilities shall comply with this chapter, other applicable requirements of this code and NFPA 13. Tire storage in buildings shall also comply with Chapter 32.

C H A P T E R 3 5
WELDING AND OTHER HOT WORK

(Amd) **3501.1 Scope.** Welding and allied processes, cutting, open torches, heat-treating, power driven fasteners, hot riveting and other *hot work* operations and equipment shall comply with this chapter, Section 117 and NFPA 51B for items involving building construction, building services, or building systems. Pursuant to section 29-291a of the Connecticut General Statutes, the Connecticut State Fire Prevention Code shall be applicable for oil burners, flammable and combustible liquids, gas equipment and piping, liquefied gas and liquefied natural gas, hazardous chemicals, and processes and activities that occur in the building or structure that are not used to support the building components services or systems, and for the purposes of prevention of fire and other related emergencies.

C H A P T E R 3 6
MARINAS

(Amd) **3601.1 Scope.** Marina facilities shall comply with the requirements of this chapter and Section 117 for items involving building construction, building services, or building systems. Pursuant to section 29-291a of the Connecticut General Statutes, the Connecticut State Fire Prevention Code shall be applicable for oil burners, flammable and combustible liquids, gas equipment and piping, liquefied gas and liquefied natural gas, hazardous chemicals, and processes and activities that occur in the building or structure that are not used to support the building components services or systems, and for the purposes of prevention of fire and other related emergencies.

(Add) **3601.3 Permits**. Permits shall be required as set forth in Section 105.5.

C H A P T E R 3 7
COMBUSTIBLE FIBERS

(Amd) **3701.1 Scope.** The equipment involving combustible fibers shall comply with the

requirements of this chapter and Section 117 for items involving building construction, building services, or building systems. Pursuant to section 29-291a of the Connecticut General Statutes, the Connecticut State Fire Prevention Code shall be applicable for oil burners, flammable and combustible liquids, gas equipment and piping, liquefied gas and liquefied natural gas, hazardous chemicals, and processes and activities that occur in the building or structure that are not used to support the building components, services, or systems, and for the purposes of prevention of fire and other related emergencies.

CHAPTER 38
HIGHER EDUCATION LABORATORIES

(Amd) **3801.1 Scope.** Higher education laboratories complying with the requirements of this chapter shall be permitted to exceed the maximum allowable quantities of hazardous materials in *control areas* set forth in Chapter 50 without requiring classification as a Group H occupancy. Except as specified in this chapter, such laboratories shall comply with all applicable provisions of this code and the *International Building Code* portion of the Connecticut State Building Code and Section 117 for items involving building construction, building services, or building systems. Pursuant to section 29-291a of the Connecticut General Statutes, the Connecticut State Fire Prevention Code shall be applicable for oil burners, flammable and combustible liquids, gas equipment and piping, liquefied gas and liquefied natural gas, hazardous chemicals, and processes and activities that occur in the building or structure that are not used to support the building components services or systems, and for the purposes of prevention of fire and other related emergencies.

(Add) **3801.3 Permits.** *Permits* shall be required as set forth in Section 105.5.

CHAPTER 39
PROCESSING AND EXTRACTING FACILITIES

(Amd) **3901.1 Scope.** Plant processing or extraction facilities shall comply with the requirements of this chapter, Section 117, and the *International Building Code* portion of the Connecticut State Building Code for items involving building construction, building services, or building systems. Pursuant to section 29-291a of the Connecticut General Statutes, the Connecticut State Fire Prevention Code shall be applicable for oil burners, flammable and combustible liquids, gas equipment and piping, liquefied gas and liquefied natural gas, hazardous chemicals, and processes and activities that occur in the building or structure that are not used to support the building components services or systems, and for the purposes of prevention of fire and other related emergencies. The extraction process includes the act of extraction of the oils and fats by use of a solvent,

desolventizing of the raw material, production of the miscella, distillation of the solvent from the miscella and solvent recovery. The use, storage, transfilling and handling of hazardous materials in these facilities shall comply with this chapter, other applicable provisions of this code, the *International Building Code* portion of the Connecticut State Building Code and NFPA 36.

> **Exception:** Greenhouses in compliance with Section 3112 of the *International Building Code* portion of the Connecticut State Building Code not utilizing carbon dioxide enrichment.

(Del) **3901.2 Existing buildings or facilities.** Delete section.

(Amd) **3901.3 Permits.** *Permits* shall be required as set forth in Section 105.5.

(Amd) **3905.3 Ventilation**. Continuous mechanical exhaust ventilation shall be provided in accordance with Sections 3905.3.1 through 3905.3.4 and Chapter 4 of the *International Mechanical Code* portion of the Connecticut State Building Code.

C H A P T E R 4 0
STORAGE OF DISTILLED SPIRITS AND WINES

(Amd) **4001.1 Scope.** Storage of distilled spirits in barrels and casks shall comply with the requirements of this chapter, in addition to other applicable requirements of this code, and Section 117 for items involving building construction, building services, or building systems. Pursuant to section 29-291a of the Connecticut General Statutes, the Connecticut State Fire Prevention Code shall be applicable for oil burners, flammable and combustible liquids, gas equipment and piping, liquefied gas and liquefied natural gas, hazardous chemicals, and processes and activities that occur in the building or structure that are not used to support the building components services or systems, and for the purposes of prevention of fire and other related emergencies.

(Amd) **4001.1.1 Nonapplicability.** Chapter 50 and Chapter 57 are not applicable to the storage of distilled spirits in barrels and casks as identified in Section 5001.1, Exception 10, and Section 5701.2, Item 10.
(Add) **4001.1.2 Permits.** *Permits* shall be required as set forth in Section 105.5.

(Amd) **4003.2 Ventilation**. For rooms and spaces where distilled spirits in barrels and casks are stored, ventilation shall be provided in accordance with the *International Mechanical Code* portion of the Connecticut State Building Code and one of the following:

1. The rooms and spaces shall be ventilated at a rate sufficient to maintain the concentration of vapors within the area at or below 25 percent of the *lower flammable limit* (LFL). This shall be confirmed by sampling the actual vapor concentration under normal operating conditions. The sampling shall be conducted throughout the enclosed storage area, extending to or toward the bottom and the top of the enclosed storage area. The vapor concentration used to determine the required ventilation rate shall be the highest measured concentration during the sampling procedure. The sampling shall be conducted manually or by installation of a continuously monitoring flammable vapor detection system.

2. The rooms and spaces shall be provided exhaust ventilation at a rate of not less than 1 cfm per square foot [0.00508 m3/(s × m2)] of solid floor area. The exhaust ventilation shall be accomplished by natural or mechanical means, with discharge of the exhaust to a safe location outside the building.

(Del) **4005.3 Wine with 20 percent or less alcohol content.** Delete section.

CHAPTER 41
TEMPORARY HEATING AND COOKING OPERATIONS

(Amd) **4101.1 General.** The provisions of this chapter shall apply to the use, operation, testing and maintenance of mobile and portable equipment and devices used for temporary heating and cooking. Temporary heating and cooking operations with open flames shall also comply with any additional applicable requirements in Section 308, and Section 117 for items involving building construction, building services, or building systems. Pursuant to section 29-291a of the Connecticut General Statutes, the Connecticut State Fire Prevention Code shall be applicable for oil burners, flammable and combustible liquids, gas equipment and piping, liquefied gas and liquefied natural gas, hazardous chemicals, and processes and activities that occur in the building or structure that are not used to support the building components services or systems, and for the purposes of prevention of fire and other related emergencies.

Exception: Temporary heating devices used in the course of construction, alteration and demolition of structures shall comply with Section 3304.

(Amd) **4101.2 Permits.** *Permits* shall be required as set forth in Section 105.5**.**

(Amd) **4101.4.1 Forest Fire Danger.** Temporary heating and cooking operations shall be in accordance with applicable fire weather danger risk regulations.

(Amd) **4103.1 Portable unvented heaters.** Portable unvented heaters shall conform to the requirements of sections 29-318 to 29-318c, inclusive, of the Connecticut General

Statutes. Portable unvented fuel fired heating equipment shall be prohibited in occupancies in Groups A, E, I, R-1, R-2, R-3 and R-4 and ambulatory care facilities.

> **Exception:** Portable outdoor gas-fired heating appliances in accordance with Section 4103.1.2.

(Amd) **4104.4 Cooking operations.** Cooking that produces sparks or grease-laden vapors shall not be performed within 10 feet (3048 mm) of a *tent* or *membrane structure*~~.~~ except where the following conditions are met:

1. Cooking devices shall be isolated from the public.

2. Cooking devices shall be maintained and used according to the manufacturer's instructions.

3. Isolated cooking tents as *approved* by the *fire code official*.

> **Exception:** Designated cooking tents with an *automatic sprinkler system* installed in accordance with **Section 903.3.1.1**.

(Amd) **4104.6 Operations**. Operations such as warming of foods, cooking demonstrations and similar operations that use solid flammables, butane or other similar devices that in the opinion of the local fire code official do not pose an ignition hazard, shall be approved.

(Del) **4106 MOBILE FOOD PREPERATION VEHICLES.** Delete section in its entirety.

(ADD) CHAPTER 42
Fixed Guideways Transit and Passenger Rail Systems

(Amd) **4201.1 General.** Fixed guideway transit and passenger rail system facilities shall comply with NFPA 130.

(AMD) CHAPTERS 43 through 49
RESERVED

CHAPTER 50
HAZARDOUS MATERIALS – GENERAL PROVISIONS

(Amd) **5001.1 Scope.** Prevention, control and mitigation of dangerous conditions related to storage, dispensing, use and handling of hazardous materials shall comply with the requirements this chapter in addition to other applicable requirements of this code, and Section 117 for items involving building construction, building services, or building

systems. Pursuant to section 29-291a of the Connecticut General Statutes, the Connecticut State Fire Prevention Code shall be applicable for oil burners, flammable and combustible liquids, gas equipment and piping, liquefied gas and liquefied natural gas, hazardous chemicals, and processes and activities that occur in the building or structure that are not used to support the building components services or systems, and for the purposes of prevention of fire and other related emergencies. Where applicable, NFPA 400 shall also apply.

This chapter shall apply to all hazardous materials, including those materials regulated elsewhere in this code, except that where specific requirements are provided in other chapters, those specific requirements shall apply in accordance with the applicable chapter. Where a material has multiple hazards, all hazards shall be addressed.

Exceptions:

1. In retail or wholesale sales occupancies, medicines, foodstuff, cosmetics, and commercial or institutional products containing not more than 50 percent by volume of water-miscible liquids and with the remainder of the solutions not being flammable, provided that such materials are packaged in individual containers not exceeding 1.3 gallons (5 L).
2. Alcoholic beverages in retail or wholesale sales occupancies provided that the liquids are packaged in individual containers not exceeding 1.3 gallons (5 L).
3. Application and release of pesticide and agricultural products and materials intended for use in weed abatement, erosion control, soil amendment or similar applications where applied in accordance with the manufacturers' instructions and label directions.
4. The off-site transportation of hazardous materials where in accordance with Department of Transportation (DOTn) regulations.
5. Building materials not otherwise regulated by this code.
6. Refrigeration systems (see Section 605).
7. Stationary storage battery systems regulated by Section 1206.2.
8. The display, storage, sale or use of fireworks and *explosives* in accordance with Chapter 56.
9. *Corrosives* utilized in personal and household products in the manufacturers' original consumer packaging in Group M occupancies.
10. The storage of beer, distilled spirits and wines in barrels and casks.
11. The use of, storage or both of dispensers containing alcohol-based hand rubs classified as Class I or II liquids where in accordance with Section 5705.5.

12. Specific provisions for flammable liquids in motor fuel-dispensing facilities, repair garages, airports and marinas in Chapter 23.

13. Storage and use of fuel oil in tanks and containers connected to oil-burning equipment. Such storage and use shall be in accordance with Section 605. For abandonment of fuel oil tanks, Chapter 57 applies.

14. Storage and display of aerosol products complying with Chapter 51.

15. Storage and use of *flammable* or *combustible liquids* that do not have a fire point when tested in accordance with ASTM D92, not otherwise regulated by this code.

16. *Flammable* or *combustible liquids* with a *flash point* greater than 95°F (35°C) in a water-miscible solution or dispersion with a water and inert (noncombustible) solids content of more than 80 percent by weight, which do not sustain combustion, not otherwise regulated by this code.

17. Commercial cooking oil storage tank systems located within a building and designed and installed in accordance with Section 607 and NFPA 30.

(Amd) **5001.1.1 Permits.** Permits shall be required as set forth in Section 105.5.

(Add) **5001.7 Cleaning and purging of flammable gas piping systems.** The cleaning and purging of any flammable gas piping system shall be in accordance with NFPA 56, *Fire and Explosion Prevention during Cleaning and Purging of Flammable Gas Piping Systems*. This includes purging into or out of service.

(Amd) **5003.3 Release of hazardous materials.** Release of hazardous materials shall be in accordance with the Regulations of Connecticut State Agencies adopted by the Department of Energy and Environmental Protection pursuant to title 22a of the Connecticut General Statutes.

(Del) **5003.3.1 Unauthorized discharges.** Delete section in its entirety.

(Amd) **5003.9. General safety precautions.** General precautions for the safe storage, handling or care of hazardous materials shall be in accordance with Sections 5003.9.1 to 5003.9.10, inclusive, and section 29-307a of the Connecticut General Statutes.

C H A P T E R 5 1
AEROSOLS

(Amd) **5101.1 Scope.** The provisions of this chapter, the *International Building Code* portion of the Connecticut State Building Code and NFPA 30B shall apply to the manufacturing, storage and display of aerosol products, aerosol cooking spray products and plastic aerosol 3 products as it relates to items involving building construction, building services, or building systems. Pursuant to section 29-291a of the Connecticut

General Statutes, the Connecticut State Fire Prevention Code shall be applicable for oil burners, flammable and combustible liquids, gas equipment and piping, liquefied gas and liquefied natural gas, hazardous chemicals, and processes and activities that occur in the building or structure that are not used to support the building components services or systems, and for the purposes of prevention of fire and other related emergencies. Manufacturing of aerosol products, aerosol cooking spray products and plastic aerosol 3 products using hazardous materials shall also comply with Chapter 50.

C H A P T E R 5 3
COMPRESSED GASES

(Amd) **5301.1 Scope.** Storage, use and handling of *compressed gases* in *compressed gas* containers, cylinders, tanks and systems shall comply with this chapter, NFPA 55 and NFPA 400, including those gases regulated elsewhere in this code. as it relates to items involving building construction, building services, or building systems. Pursuant to section 29-291a of the Connecticut General Statutes the Connecticut State Fire Prevention Code shall be applicable for oil burners, flammable and combustible liquids, gas equipment and piping, liquefied gas and liquefied natural gas, hazardous chemicals, and processes and activities that occur in the building or structure that are not used to support the building components services or systems, and for the purposes of prevention of fire and other related emergencies.

Partially full *compressed gas* containers, cylinders or tanks containing residual gases shall be considered as full for the purposes of the controls required.

Liquefied natural gas for use as a vehicular fuel shall also comply with NFPA 52 and NFPA 59A.

Compressed gases classified as hazardous materials shall also comply with Chapter 50 for general requirements and chapters addressing specific hazards, including Chapters 58 (Flammable Gases), 60 (Highly Toxic and Toxic Materials), 63 (Oxidizers, Oxidizing Gases and Oxidizing Cryogenic Fluids) and 64 (Pyrophoric Materials).

Compressed hydrogen (CH_2) shall also comply with the applicable portions of Chapters 23 and 58 of this code, the *International Fuel Gas Code* and NFPA 2.

Cutting and welding gases shall also comply with Chapter 35.

Exceptions:

1. Gases used as refrigerants in refrigeration systems (see Section 608).

2. Compressed natural gas (CNG) for use as a vehicular fuel shall comply with Chapter 23, NFPA 52 and the *International Fuel Gas Code*.

3. *Cryogenic fluids* shall comply with Chapter 55.

4. LP-gas shall comply with Chapter 61 and the *International Fuel Gas Code*.

(Add) **5301.3 Cleaning and purging of flammable gas piping systems.** The cleaning and purging of any flammable gas piping system shall be in accordance with NFPA 56, *Fire and Explosion Prevention During Cleaning and Purging of Flammable Gas Piping Systems*. This includes purging into or out of service.

(Amd) **5306.5 Medical gas systems and equipment.** Medical gas systems and equipment shall be installed, tested and *labeled* in accordance with NFPA 99 and the general provisions of this chapter.

CHAPTER 54
CORROSIVE MATERIALS

(Amd) **5401.1 Scope.** The storage and use of *corrosive* materials shall be in accordance with this chapter and NFPA 400 as it relates to items involving building construction, building services, or building systems. Pursuant to section 29-291a of the Connecticut General Statutes, the Connecticut State Fire Prevention Code shall be applicable for oil burners, flammable and combustible liquids, gas equipment and piping, liquefied gas and liquefied natural gas, hazardous chemicals, and processes and activities that occur in the building or structure that are not used to support the building components services or systems, and for the purposes of prevention of fire and other related emergencies.

Compressed gases shall also comply with Chapter 53.

Exceptions:

1. Display and storage in Group M and storage in Group S occupancies complying with Section 5003.11.

2. Stationary storage battery systems in accordance with Section 1207.

3. This chapter shall not apply to R-717 (ammonia) where used as a refrigerant in a refrigeration system (see Section 608).

CHAPTER 55
CRYOGENIC MATERIALS

(Amd) **5501.1 Scope.** Storage, use and handling of *cryogenic fluids* shall comply with this chapter, NFPA 55 and NFPA 400 as it relates to items involving building construction, building services, or building systems. Pursuant to section 29-291a of the Connecticut General Statutes, the Connecticut State Fire Prevention Code shall be applicable for oil burners, flammable and combustible liquids, gas equipment and piping, liquefied gas and liquefied natural gas, hazardous chemicals, and processes and activities that occur in the building or structure that are not used to support the building components services or

systems, and for the purposes of prevention of fire and other related emergencies. *Cryogenic fluids* classified as hazardous materials shall also comply with the general requirements of Chapter 50. Partially full containers containing residual *cryogenic fluids* shall be considered as full for the purposes of the controls required.

Exceptions:

1. Fluids used as refrigerants in refrigeration systems (see Section 608).
2. Liquefied natural gas (LNG), which shall comply with NFPA 59A.

Oxidizing *cryogenic fluids*, including oxygen, shall comply with Chapter 63, as applicable.

Flammable *cryogenic fluids*, including hydrogen, methane and carbon monoxide, shall comply with Chapters 23 and 58, as applicable.

Inert *cryogenic fluids*, including argon, helium and nitrogen, shall comply with ANSI/CGA P-18.

(Add) **5501.3 Cleaning and purging of flammable gas piping systems.** The cleaning and purging of any flammable gas piping system shall be in accordance with NFPA 56, *Fire and Explosion Prevention During Cleaning and Purging of Flammable Gas Piping Systems*. This includes purging into or out of service.

CHAPTER 56
EXPLOSIVES AND FIREWORKS

(Amd) **5601.1 Scope.** The provisions of this chapter shall govern the possession, manufacture, storage, handling, sale and use of explosives, explosive materials, fireworks and small ammunition. In addition to the requirements of this code, compliance with sections 29-343 to 29-370, inclusive, of the Connecticut General Statutes and sections 29-357-1b to 29-357-12b, inclusive, of the Regulations of the Department of Emergency Services and Public Protection pertaining to explosives, fireworks and special effects is required.

(Del) **5601.1.1 Explosive material standard.** Delete section.

(Del) **5601.1.2 Explosive material terminals.** Delete section.

(Amd) **5601.1.3 Sparklers and fountains.** The possession, storage, handling and use of sparklers and fountains shall be in compliance with sections 29-343 to 29-370, inclusive, of the Connecticut General Statutes and sections 29-357-1b to 29-357-12b, inclusive, of the Regulations of the Department of Emergency Services and Public Protection.

(Amd) **5601.1.4 Rocketry.** The storage, handling and use of model and high-power rockets shall comply with section 29-367 of the Connecticut General Statutes and

sections 29-367-1 to 29-367-3, inclusive of the Regulations of Connecticut State Agencies.

(Amd) **5601.1.5 Ammonium nitrate.** The storage, handling and use of ammonium nitrate shall comply with section 29-349 of the Connecticut General Statutes and sections 29-349-106 to 29-349-378, inclusive, of the Regulations of Connecticut State Agencies.

(Amd) **5601.2 Permit required.** Permits shall be required as set forth in section 105.5.

(Del) **5601.2.1 Residential uses.** Delete section.

(Del) **5601.2.2 Sale and retail display.** Delete section.

(Del) **5601.2.3 Permit restrictions.** Delete section.

(Del) **5601.2.4 Financial responsibility.** Delete section in its entirety.

(Del) **5601.3 Prohibited explosives.** Delete section.

(Del) **5601.4 Qualifications.** Delete section.

(Del) **5601.5 Supervision.** Delete section.

(Del) **5601.6 Notification.** Delete section.

(Del) **5601.7 Seizure.** Delete section.

(Del) **5601.8 Establishment of quantity of explosives and distances.** Delete section in its entirety.

(Del) **5603 RECORDKEEPING AND REPORTING** Delete section in its entirety.

(Del) **5604 EXPLOSIVE MATERIALS STORAGE AND HANDLING** Delete section in its entirety.

(Del) **5605 MANUFACTURE, ASSEMBLY AND TESTING OF EXPLOSIVES, EXPLOSIVE MATERIALS AND FIREWORKS** Delete section in its entirety.

(Del) **5606 SMALL ARMS AMMUMITION AND SMALL ARMS AMMUNITION COMPONENTS** Delete section in its entirety.

(Del) **5607 BLASTING** Delete section in its entirety.

(Amd) **5608.1 General.** Outdoor fireworks displays and use of pyrotechnics before a *proximate audience* and pyrotechnic special effects in motion picture, television, theatrical

and group entertainment productions shall comply with sections 29-357 and 29-357a of the Connecticut General Statutes and the Department of Emergency Services and Public Protection's regulations pertaining to explosives and fireworks. (Sections 29-357-1b to 29-357-12b, inclusive, and Sections 29-106 to 20-378, inclusive).

(Del) **5608.2 Permit application.** Delete section in its entirety.

(Del) **5608.3 Approved fireworks displays.** Delete section.

(Del) **5608.4 Clearance.** Delete section.

(Del) **5608.5 Storage of fireworks at display site.** Delete section in its entirety.

(Del) **5608.6 Installation of mortars.** Delete section.

(Del) **5608.7 Handling.** Delete section.

(Del) **5608.8 Fireworks display supervision.** Delete section.

(Del) **5608.9 Post-fireworks display inspection.** Delete section.

(Del) **5608.10 Disposal.** Delete section.

(Amd) **5609.1. General.** The retail display and sale of sparklers and fountains shall comply with the applicable requirements of NFPA 1124.

(Add) **5609.1.1** The provisions of NFPA 1124, 2006 edition, are amended for use in Connecticut as follows:

> (Amd) NFPA 1124, **7.3.7 Storage Rooms.** Storage rooms containing consumer fireworks, regardless of size, in a new or existing permanent store shall be protected with an automatic sprinkler system installed in accordance with NFPA 13, *Standard for the Installation of Sprinkler Systems*, or separated from the retail sales area by a fire barrier having a fire resistance rating of not less than 1 hour. The quantity of fireworks permitted in storage shall not exceed 3,600 cubic feet (102 m^3), including packaging. Such storage shall be segregated into areas of 1,200 cubic feet (34 m^3) or less and separated by a minimum of 4 feet (1.22 m) of clear space.
>
> (Amd) NFPA 1124, **7.5.3 Storage Rooms.** Storage rooms containing consumer *fireworks*, regardless of size, in a new or existing permanent store shall be protected with an automatic sprinkler system installed in accordance with NFPA 13, *Standard for the Installation of Sprinkler Systems*, or separated from the retail sales area by a *fire barrier* having a *fire-resistance* rating of not less than 1 hour.

The quantity of *fireworks* permitted in storage shall not exceed 3,600 cubic feet (102 m^3), including packaging. Such storage shall be segregated into areas of 1,200 cubic feet (34 m^3) or less and separated by a minimum of 4 feet (1.22 m) of clear space.

(Add) **5609.2 Permit required.** Permits for the retail sale of sparklers and fountains shall be required as set forth in Section 105.5.

C H A P T E R 5 7
FLAMMABLE AND COMBUSTIBLE LIQUIDS

(Amd) **5701.1 Scope and application.** Prevention, control and mitigation of dangerous conditions related to storage, use, dispensing, mixing and handling of flammable and combustible liquids shall be in accordance with this chapter, Chapter 50, and NFPA 30. The provisions of this code regulates items involving building construction, building services, or building systems. Pursuant to section 29-291a of the Connecticut General Statutes, the Connecticut State Fire Prevention Code shall be applicable for oil burners, flammable and combustible liquids, gas equipment and piping, liquefied gas and liquefied natural gas, hazardous chemicals, and processes and activities that occur in the building or structure that are not used to support the building components services or systems, and for the purposes of prevention of fire and other related emergencies.
(Del) **5703.6.3.1 Existing piping.** Delete section.

(Del) **5706.3 Well drilling and operating.** Delete section in its entirety.

(Del) **5706.6 Tank vehicles and vehicle operation.** Delete section in its entirety.

(Del) **Section 5707 ON-DEMAND MOBILE FUELING OPERATIONS** Delete section in its entirety.

C H A P T E R 5 8
FLAMMABLE GASES AND FLAMMABLE CRYOGENIC FLUIDS

(Amd) **5801.1 Scope.** The storage and use of flammable gases and flammable *cryogenic fluids* shall be in accordance with this chapter, NFPA 2, NFPA 55 and NFPA 400. *Compressed gases* shall also comply with Chapter 53 and *cryogenic fluids* shall also comply with Chapter 55. Flammable *cryogenic fluids* shall comply with Section 5806. Hydrogen motor fuel-dispensing stations and repair garages and their associated above-ground hydrogen storage systems shall also be designed, constructed and maintained in accordance with Chapter 23. The provisions of this code regulates items involving building construction, building services, or building systems. Pursuant to section 29-291a

of the Connecticut General Statutes, the Connecticut State Fire Prevention Code shall be applicable for oil burners, flammable and combustible liquids, gas equipment and piping, liquefied gas and liquefied natural gas, hazardous chemicals, and processes and activities that occur in the building or structure that are not used to support the building components services or systems, and for the purposes of prevention of fire and other related emergencies.

Exceptions:

1. Gases used as refrigerants in refrigeration systems (see Section 608).
2. Liquefied petroleum gases and natural gases regulated by Chapter 61.
3. Fuel-gas systems and appliances regulated under the *International Fuel Gas Code* other than gaseous hydrogen systems and appliances.
4. Pyrophoric gases in accordance with Chapter 64.

(Add) **5801.3 Cleaning and purging of flammable gas piping systems.** The cleaning and purging of any flammable gas piping system shall be in accordance with NFPA 56, *Fire and Explosion Prevention During Cleaning and Purging of Flammable Gas Piping Systems*. This includes purging into or out of service.

(Del) Section 5809 ON-DEMAND HYDROGEN MOBILE FUELING OPERATIONS

Delete section in its entirety.

C H A P T E R 5 9
FLAMMABLE SOLIDS

(Amd) **5901.1 Scope.** The storage and use of flammable solids shall be in accordance with this chapter and NFPA 400. The provisions of this code regulates items involving building construction, building services, or building systems. Pursuant to section 29-291a of the Connecticut General Statutes, the Connecticut State Fire Prevention Code shall be applicable for oil burners, flammable and combustible liquids, gas equipment and piping, liquefied gas and liquefied natural gas, hazardous chemicals, and processes and activities that occur in the building or structure that are not used to support the building components services and/or systems, and for the purposes of prevention of fire and other related emergencies.

C H A P T E R 6 0
HIGHLY TOXIC AND TOXIC MATERIALS

(Amd) **6001.1 Scope.** The storage and use of highly toxic and toxic materials shall comply with this chapter and NFPA 400. *Compressed gases* shall also comply with Chapter 53.

The provisions of this code regulates items involving building construction, building services, or building systems. Pursuant to section 29-291a of the Connecticut General Statutes, the Connecticut State Fire Prevention Code shall be applicable for oil burners, flammable and combustible liquids, gas equipment and piping, liquefied gas and liquefied natural gas, hazardous chemicals, and processes and activities that occur in the building or structure that are not used to support the building components services or systems. and for the purposes of prevention of fire and other related emergencies.

Exceptions:

1. Display and storage in Group M and storage in Group S occupancies complying with Section 5003.11.

2. Conditions involving pesticides or agricultural products as follows:

2.1. Application and release of pesticide, agricultural products and materials intended for use in weed abatement, erosion control, soil amendment or similar applications when applied in accordance with the manufacturer's instruction and label directions.

2.2. Transportation of pesticides in compliance with the Federal Hazardous Materials Transportation Act and regulations thereunder.

2.3. Storage in *dwellings* or private garages of pesticides registered by the U.S. Environmental Protection Agency to be utilized in and around the home, garden, pool, spa and patio.

C H A P T E R 6 1
LIQUEFIED PETROLEUM GASES

(Amd) **6101.1 Scope.** Storage, handling and transportation of liquefied petroleum gas (LP-gas) and the installation of LP-gas equipment pertinent to systems for such uses shall comply with this chapter and NFPA 58. Properties of LP-gases shall be determined in accordance with Appendix B of NFPA 58. The provisions of this code regulates items involving building construction, building services, or building systems. Pursuant to section 29-291a of the Connecticut General Statutes, the Connecticut State Fire Prevention Code shall be applicable for oil burners, flammable and combustible liquids, gas equipment and piping, liquefied gas and liquefied natural gas, hazardous chemicals, and processes and activities that occur in the building or structure that are not used to support the building components services or systems, and for the purposes of prevention of fire and other related emergencies.

(Amd) **6101.2 Permits.** Permits shall be required as set forth in Section 105.5. Distributors shall not fill an LP-gas container for which a permit is required unless a permit for installation has been issued for that location by the *fire code official*.

(Add) **6101.4 Cleaning and purging of flammable gas piping systems.** The cleaning

and purging of any flammable gas piping system shall be in accordance with NFPA 56, *Fire and Explosion Prevention During Cleaning and Purging of Flammable Gas Piping Systems*. This includes purging into or out of service.

(Amd) **6104.2 Maximum capacity within established limits.** For the protection of heavily populated or congested areas, storage of liquified petroleum gas shall not exceed an aggregate capacity in accordance with NFPA 58 Section 4.3.1.

> **Exception:** In particular installations, this capacity limit shall be determined by the *fire code official*, after consideration of special features such as topographical conditions, nature of occupancy, and proximity to buildings, capacity of proposed LP-gas containers, degree of fire protection to be provided and capabilities of the local fire department.

(Add) **6106.4 Written emergency plan.** A written emergency response plan shall be required for industrial plants, bulk plants, and dispensing stations. The facility emergency response plan, when required, shall be in writing and amended as required but at least every two years. Written documentation of the current emergency response plan shall be maintained at the facility and shall be provided upon written request to the local fire marshal and emergency response agencies. The fire safety analysis and special fire protection provisions referred to in Section 6.30 of NFPA 58 shall be incorporated into the emergency response plan as appropriate.

(Add) **6106.5 Identification**. LP-gas fuel suppliers shall affix and maintain in a legible condition, their firm name(s) and emergency telephone number(s) in a readily visible location on or near LP-gas supplier-owned Department of Transportation (DOT) and American Society of Mechanical Engineers (ASME) containers installed on a consumer's premises.

(Add) **6106.5.1** The firm name(s) and emergency telephone number(s) on the containers shall be at least one half (1/2) inch (12.7 mm) high and of contrasting color to the container.

(Add) **6106.5.2** The emergency telephone number(s) shall be staffed 24 hours a day to ensure that the LP-gas supplier is available in the event of an emergency at the consumer's premises.

(Add) **6106.6 Ownership**. Cylinders, tanks or containers shall be filled, evacuated or transported only by the owner of the cylinder, tank or container or upon the owner's authorization.

(Amd) **6107.4 Protecting containers from vehicles.** Where exposed to vehicular damage due to proximity to alleys, driveways, or parking areas, LP-gas containers, regulators and piping shall be protected in accordance with Section 312 and NFPA 58.

C H A P T E R 6 2
ORGANIC PEROXIDES

(Amd) **6201.1 Scope.** The storage and use of organic peroxides shall be in accordance with this chapter, Chapter 50 and NFPA 400. The provisions of this code regulates items involving building construction, building services, or building systems. Pursuant to section 29-291a of the Connecticut General Statutes, the Connecticut State Fire Prevention Code shall be applicable for oil burners, flammable and combustible liquids, gas equipment and piping, liquefied gas and liquefied natural gas, hazardous chemicals, and processes and activities that occur in the building or structure that are not used to support the building components services or systems, and for the purposes of prevention of fire and other related emergencies.

Unclassified detonable organic peroxides that are capable of *detonation* in their normal shipping containers under conditions of fire exposure shall be stored in accordance with Chapter 56.

C H A P T E R 6 3
OXIDIZERS, OXIDIZING GASES AND OXIDIZING CRYOGENIC FLUIDS

(Amd) **6301.1 Scope.** The storage and use of oxidizing materials shall be in accordance with this chapter, Chapter 50 and NFPA 400. Oxidizing gases shall also comply with Chapter 53. Oxidizing *cryogenic fluids* shall also comply with Chapter 55. The provisions of this code regulates items involving building construction, building services, or building systems. Pursuant to section 29-291a of the Connecticut General Statutes, the Connecticut State Fire Prevention Code shall be applicable for oil burners, flammable and combustible liquids, gas equipment and piping, liquefied gas and liquefied natural gas, hazardous chemicals, and processes and activities that occur in the building or structure that are not used to support the building components services or systems, and for the purposes of prevention of fire and other related emergencies.

Exceptions:

1. Display and storage in Group M and storage in Group S occupancies complying with Section 5003.11.

2. Bulk oxygen systems at industrial and institutional consumer sites shall be in accordance with NFPA 55.

3. Liquid oxygen stored or used in home health care in Group I-1, I-4 and R occupancies in accordance with Section 6306.

CHAPTER 64
PYROPHORIC MATERIALS

(Amd) **6401.1 Scope.** The storage and use of pyrophoric materials shall be in accordance with this chapter and NFPA 400. *Compressed gases* shall also comply with Chapter 53. The provisions of this code regulates items involving building construction, building services, or building systems. Pursuant to section 29-291a of the Connecticut General Statutes, the Connecticut State Fire Prevention Code shall be applicable for oil burners, flammable and combustible liquids, gas equipment and piping, liquefied gas and liquefied natural gas, hazardous chemicals, and processes and activities that occur in the building or structure that are not used to support the building components services or systems, and for the purposes of prevention of fire and other related emergencies.

CHAPTER 65
PYROXLIN (CELLULOSE NITRATE) PLASTICS

(Amd) **6501.1 Scope.** This chapter shall apply to the storage and handling of plastic substances, materials or compounds with cellulose nitrate (pyroxylin) as a base, by whatever name known, in the form of blocks, sheets, tubes or fabricated shapes. The provisions of this code regulates items involving building construction, building services, or building systems. Pursuant to section 29-291a of the Connecticut General Statutes, the Connecticut State Fire Prevention Code shall be applicable for oil burners, flammable and combustible liquids, gas equipment and piping, liquefied gas and liquefied natural gas, hazardous chemicals, and processes and activities that occur in the building or structure that are not used to support the building components services or systems, and for the purposes of prevention of fire and other related emergencies.

Cellulose nitrate (pyroxylin) motion picture film shall comply with the requirements of Section 306.

CHAPTER 66
UNSTABLE (REACTIVE) MATERIALS

(Amd) **6601.1 Scope.** The storage and use of unstable (reactive) materials shall be in accordance with this chapter and NFPA 400. The provisions of this code regulates items involving building construction, building services, or building systems. Pursuant to section 29-291a of the Connecticut General Statutes, the Connecticut State Fire Prevention Code shall be applicable for oil burners, flammable and combustible liquids, gas equipment and piping, liquefied gas and liquefied natural gas, hazardous chemicals, and processes and activities that occur in the building or structure that are not used to support the building components services or systems, and for the purposes of prevention of fire and other related emergencies.

Compressed gases shall also comply with Chapter 53.

Exceptions:

1. Display and storage in Group M and storage in Group S occupancies complying with Section 5003.11.

2. Detonable unstable (reactive) materials shall be stored in accordance with Chapter 56.

CHAPTER 67
WATER-REACTIVE SOLIDS AND LIQUIDS

(Amd) **6701.1 Scope.** The storage and use of water-reactive solids and liquids shall be in accordance with this chapter and NFPA 400. The provisions of this code regulates items involving building construction, building services, or building systems. Pursuant to section 29-291a_of the Connecticut General Statutes, the Connecticut State Fire Prevention Code shall be applicable for oil burners, flammable and combustible liquids, gas equipment and piping, liquefied gas and liquefied natural gas, hazardous chemicals, and processes and activities that occur in the building or structure that are not used to support the building components services or systems, and for the purposes of prevention of fire and other related emergencies.

Exceptions:

1. Display and storage in Group M and storage in Group S occupancies, complying with Section 5003.11.

2. Detonable water-reactive solids and liquids shall be stored in accordance with Chapter 56.

CHAPTER 80
REFERENCED STANDARDS

(Add) **8001 General**. When a requirement differs between this code and a referenced code or standard, the requirement of this code shall apply. Where the extent of a referenced code or standard includes subject matter that is within the scope of this code, the provisions of this code, as applicable, shall take precedence over the provisions that are in the referenced code or standard. The documents or portions thereof listed in Chapter 80 as referenced, except as amended, shall be considered part of the requirements of this code to the extent called for by this code.

(Del) **IFGC—24: International Fuel Gas Code®**

(Amd) **NFPA**

National Fire Protection Association
1 Batterymarch Park
Quincy, MA 02169-7471

02—23: Hydrogen Technologies Code

1206.3, 1206.4, 2309.1, 2309.3.1.1, 2309.3.1.2, 2309.4, 2309.6, 2311.8, 2311.8.2, 2311.8.10, 2311.8.11, 5301.1, 5801.1

04—24: Standard for Integrated Fire Protection and Life Safety System Testing

901.6.2.1, 901.6.2.2

10—22: Standard for Portable Fire Extinguishers

Table 901.6.1, 906.2, Table 906.3(1), Table 906.3(2), 906.3.2, 906.3.4, 3006.3

11—24: Standard for Low-, Medium-, and High-Expansion Foam

904.7, 904.14, 5704.2.9.2.2

12—22: Standard on Carbon Dioxide Extinguishing Systems

Table 901.6.1, 904.8, 904.12, 1207.5.5

12A—22: Standard on Halon 1301 Fire Extinguishing Systems

Table 901.6.1, 904.9

13—22: Standard for the Installation of Sprinkler Systems

903.3.1.1, 903.3.2, 903.3.8.2, 903.3.8.5, 904.13, 905.3.4, 907.6.4, 914.3.2, 1019.3, 1103.4.8, 3201.1, 3204.2, 3205.5, Table 3206.2, 3206.4.1, 3206.10, 3207.2, 3207.2.1, 3208.2.2, 3208.2.2.1, 3208.4, 3210.1, 3401.1, 5104.1, 5104.1.1, 5106.5.7, 5704.3.3.9, Table 5704.3.6.3(7), 5704.3.7.5.1, 5704.3.8.4

13D—22: Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes

903.3.1.3

13R—22: Standard for the Installation of Sprinkler Systems in Low-Rise Residential Occupancies

903.3.1.2, 903.3.5.2, 903.4.1

14—24: Standard for the Installation of Standpipe and Hose Systems

905.2, 905.3.4, 905.4.2, 905.6.2, 905.8

15—22: Standard for Water Spray Fixed Systems for Fire Protection

1207.5.5, 5704.2.9.2.3

17—24: Standard for Dry Chemical Extinguishing Systems

Table 901.6.1, 904.6, 904.14

17A—24: Standard for Wet Chemical Extinguishing Systems

Table 901.6.1, 904.5, 904.14

20—22: Standard for the Installation of Stationary Pumps for Fire Protection

913.1, 913.2, 913.5.1

22—23: Standard for Water Tanks for Private Fire Protection

507.2.2

24—22: Standard for Installation of Private Fire Service Mains and Their Appurtenances

507.2.1, 2809.5

25—23: Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems

507.5.3, Table 901.6.1, 901.7, 904.7.1, 912.7, 913.5

30—24: Flammable and Combustible Liquids Code

607.1, 5001.1, 5701.2, 5703.6.2, 5703.6.2.1, 5704.2.7, 5704.2.7.1, 5704.2.7.2, 5704.2.7.3.2, 5704.2.7.4, 5704.2.7.6, 5704.2.7.7, 5704.2.7.8, 5704.2.7.9, 5704.2.9.3, 5704.2.9.4, 5704.2.9.6.1.1, 5704.2.9.6.1.2, 5704.2.9.6.1.3, 5704.2.9.6.1.4, 5704.2.9.6.1.5, 5704.2.9.6.2, 5704.2.9.7.3, 5704.2.10.2, 5704.2.11.3, 5704.2.11.4.2, 5704.2.12.1, 5704.3.1, 5704.3.6, Table 5704.3.6.3(1), Table 5704.3.6.3(2), Table 5704.3.6.3(3), 5704.3.7.2.3, 5704.3.8.4, 5706.8.3

30A—24: Code for Motor Fuel-Dispensing Facilities and Repair Garages

2301.4, 2301.5, 2301.6, 2306.6.3, 2310.1

30B—23: Code for the Manufacture and Storage of Aerosol Products

5101.1, 5103.1, 5104.1, Table 5104.3.1, Table 5104.3.2, Table 5104.3.2.2, 5104.3.3, 5104.4.1, 5104.5.2, 5104.6, 5104.8.2, 5106.2.2, 5106.2.4, 5106.3.2, Table 5106.4, 5106.5.1, 5106.5.6, 5107.1

31—20: Standard for the Installation of Oil-Burning Equipment

605.1.6, 605.4.1, 605.4.3

32—21: Standard for Drycleaning Facilities

2107.1, 2107.3

33—24: Standard for Spray Application Using Flammable or Combustible Materials

2403.3, 2404.5.3, 2404.5.5

34—21: Standard for Dipping, Coating, and Printing Processes Using Flammable or Combustible Liquids

2405.3, 2405.4.1.1

35—21: Standard for the Manufacture of Organic Coatings

2901.3, 2905.4

36—21: Standard for Solvent Extraction Plants

3909.1

40—22: Standard for the Storage and Handling of Cellulose Nitrate Film

306.2

45—24: Standard on Fire Protection for Laboratories Using Chemicals

3803.1.5, 3804.1.1.7, 3805.2.1, 3805.2.2

51—23: Standard for the Design and Installation of Oxygen-Fuel Gas Systems for Welding, Cutting and Allied Processes

3501.5, 3507.1, 3509.1

51B—24: Standard for Fire Prevention During Welding, Cutting, and Other Hot Work

3501.1

52—23: Vehicular Gaseous Fuel Systems Code

5301.1

54—24: National Fuel Gas Code

102.14,

55—23: Compressed Gases and Cryogenic Fluids Code

3508.1, 5301.1, 5307.4.2, 5501.1, 5801.1, 6301.1

56—23: Standard for Fire and Explosion Prevention During Cleaning and Purging of Flammable Gas Piping Systems

3309.2.2

58—24: Liquefied Petroleum Gas Code

603.4.2.1.1, 2311.5, 3903.6, 6101.1, 6103.1, 6103.2.1, 6103.2.1.2, 6103.2.1.7, 6103.2.2, 6104.1, 6104.3.2, 6104.4, 6105.2, 6106.2, 6106.3, 6107.2, 6107.4, 6108.1, 6108.2, 6109.11.2, 6111.3

59A—23: Standard for the Production, Storage, and Handling of Liquefied Natural Gas (LNG)

5301.1, 5501.1

61—20: Standard for the Prevention of Fires and Dust Explosions in Agricultural and Food Processing Facilities

Table 2205.1

68—23: Standard on Explosion Protection by Deflagration Venting

911.1, 911.4, Table 2205.1

69—19: Standard on Explosion Prevention Systems

911.1, 911.3, Table 2205.1

70—23: National Electrical Code -- as AMENDED by the State Building Code

309.2, 603.1, 603.1.1, 603.2.1, 603.4, 603.4.3, 603.5, 603.8, 605.1.2, 605.1.6, 605.5.2, 607.6, 607.7, 608.17, 608.18, 904.3.1, 907.6.1, 909.12.2, 909.16.3, 910.4.6, 1006.2.2.4, 1010.2.8.2, 1201.2, 1203.1.3, 1205.1, 1206.4, 1206.13, 1206.3, 1207.4.1, 1207.4.2, 1207.4.8, 1207.5.3, 1207.10.6, 1207.10.7.4, 1207,11.5, 1207.11.9, 2006.3.4, 2104.2.3, 2108.2, 2203.4.1, 2203.5, Table 2205.1, 2301.5, 2305.4, 2308.8.1.2.4, 2309.2.3,

2311.3.1, 2311.8.10, 2403.2.1, 2403.2.1.1, 2403.2.1.4, 2403.2.5, 2404.6.1.2.2, 2404.9.4, 2504.5, 2603.2.1, 2703.7.1, 2703.7.2, 2703.7.3, 2803.4, 2904.1, 3103.11.6.1, 3107.6, 3107.12.7, 3305.6, 3506.4, 3901.4, 4003.3.3, 4003.3.4, 4101.5, 5003.8.7.1, 5003.9.4, 5303.7.6, 5303.8, 5303.16.11, 5303.16.14, 5503.6, 5503.6.2, 5703.1, Table 5703.1.1, 5703.1.3, 5704.2.8.12, 5704.2.8.17, 5706.2.8, 5803.1.5, 5803.1.5.1, 5807.1.10, 5906.5.5, 5906.5.6, 6109.15.1

72—22: National Fire Alarm and Signaling Code

508.1.6, Table 901.6.1, 903.4.2, 904.3.5, 907.1.2, 907.2, 907.2.6, 907.2.9.3, 907.2.11, 907.2.13.2, 907.3, 907.3.3, 907.3.4, 907.5.2.1.2, 907.5.2.1.3, 907.5.2.1.3.2, 907.5.2.2, 907.5.2.2.5, 907.6, 907.6.1, 907.6.2, 907.6.6, 907.7, 907.7.1, 907.7.2, 907.8, 907.8.2, 907.8.4, 915.3.2, 915.3.3, 915.3.4, 915.5.2, 917.1, 1032.8, 1103.3.2, 1203.2.4, 1207.5.4, 1207.6.1.2.3, 1207.6.1.2.4, Table 1207.7, 2810.11

76—24: Standard for the Fire Protection of Telecommunications Facilities

1207.1.4.1, 1207.2.1, 1207.3.1, 1207.3.7.1, 1207.4.1, 1207.5.1, 1207.5.2, 1207.5.3, 1207.5.5, Table 1207.6, 1207.6.2.3, Table 1207.7

77—24: Recommended Practice on Static Electricity

Table 2205.1

80—22: Standard for Fire Doors and Other Opening Protectives

705.2, 705.2.7,706.1, Table 901.6.1, 909.18.3, 1010.3.3, 1032.2.2

85—23: Boiler and Combustion Systems Hazards Code

Table 2205.1

86—23: Standard for Ovens and Furnaces

3001.1

92—24: Standard for Smoke Control Systems

909.7, 909.8

96—24: Standard for Ventilation Control and Fire Protection of Commercial Cooking Operations

606.2, 606.3, 904.14

99—24: Health Care Facilities Code

603.1.2, 603.5.1.1, 609.1, 1105.11.1, 1105.11.2, 1203.4.1, 1203.5.1, 5003.7.4, 5306.4, 5306.5

101 – 24: Life Safety Code

1030.6.2

101—21: Life Safety Code -- as AMENDED by the 2022 Connecticut State Fire Safety Code Part IV.

1101.3.1, 1104.27, 1108.3, 1109.2, 1110.2, 1110.3

105—22: Standard for Smoke Door Assemblies and Other Opening Protectives

705.2, 706.1, Table 901.6.1, 909.18.3

110—22: Standard for Emergency and Standby Power Systems

913.5.2, 913.5.3, 1203.1.3, 1203.4, 1203.5

111—22: Standard on Stored Electrical Energy Emergency and Standby Power Systems

1203.1.3, 1203.4, 1203.5

120—23: Standard for Fire Prevention and Control in Coal Mines

Table 2205.1

130 –23: Standard for Fixed Guideway Transit and Passenger Rail Systems

4201.1

160—21: Standard for the Use of Flame Effects Before an Audience

308.3.2

170—24: Standard for Fire Safety and Emergency Symbols

1025.2.6.1

204—24: Standard for Smoke and Heat Venting

Table 901.6.1, 910.5.1, 910.5.2

232—22: Standard for the Protection of Records

3210.1.1

241—22: Standard for Safeguarding Construction, Alteration, and Demolition Operations

3301.1, 3303.2

253—23: Standard Method of Test for Critical Radiant Flux of Floor Covering Systems Using a Radiant Heat Energy Source

804.3.1, 804.3.2, 804.4

260—24: Standard Methods of Tests and Classification System for Cigarette Ignition Resistance of Components of Upholstered Furniture

805.1.1.1, 805.2.1.1, 805.3.1.1, 805.4.1.1

261—23: Standard Method of Test for Determining Resistance of Mock-up Upholstered Furniture Material Assemblies to Ignition by Smoldering Cigarettes

805.2.1.1, 805.2.1.1, 805.3.1.1, 805.1.1.1, 805.4.1.1

265—23: Standard Methods of Fire Tests for Evaluating Room Fire Growth Contribution of Textile or Expanded Vinyl Wall Coverings in Full Height Panels and Walls

803.5.1, 803.5.1.1

286—24: Standard Methods of Fire Tests for Evaluating Contribution of Wall and Ceiling Interior Finish to Room Fire Growth

803.1, 803.1.1, 803.1.1.1, 803.3, 803.12, 803.13, 804.1.1, 804.2.4

289—23: Standard Method of Fire Test for Individual Fuel Packages

807.3, 807.4.1, 807.5.1.1, 808.2

303—21: Fire Protection Standard for Marinas and Boatyards
3603.5, 3603.6, 3604.2

318—22: Standard for the Protection of Semiconductor Fabrication Facilities
2703.16

326—20: Standard for the Safeguarding of Tanks and Containers for Entry, Cleaning, or Repair
3510.1

385—22: Standard for Tank Vehicles for Flammable and Combustible Liquids
5706.5.4.5, 5706.6, 5706.6.1, 5707.2

400—22: Hazardous Materials Code
5601.1.5, Table 6303.1.4, 6304.1.2, Table 6304.1.5(1), Table 6304.1.5(2), 6401.1, 6601.1, 6701.1

407—22: Standard for Aircraft Fuel Servicing
2006.2, 2006.3

409—22: Standard on Aircraft Hangars
914.8.3, Table 914.8.3, 914.8.3.1, 914.8.6

410—20: Standard on Aircraft Maintenance
2004.7

415—22: Standard on Airport Terminal Buildings, Fueling Ramp Drainage, and Loading Walkways
2001.2

484—22: Standard for Combustible Metals
319.3.4, 319.3.6, 319.6, Table 2205.1

495—23: Explosive Materials Code
202, 911.1, 911.5

498—23: Standard for Safe Havens and Interchange Lots for Vehicles Transporting Explosives
5601.1.2

502—23: Standard for Road Tunnels, Bridges, and Other Limited Access Highways
403.10.7

505—24: Fire Safety Standard for Powered Industrial Trucks, Including Type Designations, Areas of Use, Conversions, Maintenance, and Operations
309.2, 4003.3.3

652—19: Standard on the Fundamentals of Combustible Dust
319.3.5, 2203.4.8, 2203.5, 2204.1, 2204.2, 2205.1.1

654—20: Standard for the Prevention of Fire and Dust Explosions from the Manufacturing, Processing, and Handling of Combustible Particulate Solids
319.3.5, 2203.1, 2203.5, Table 2205.1

655—17: Standard for Prevention of Sulfur Fires and Explosions

Table 2205.1

664—20: Standard for the Prevention of Fires and Explosions in Wood Processing and Woodworking Facilities

2203.1, 2203.5, Table 2205.1, 2805.3

701—23: Standard Methods of Fire Tests for Flame Propagation of Textiles and Films

807.3, 807.4.1, 807.5.1.2, 2603.5, 3104.2, 3106.3

703—24: Standard for Fire-Retardant-Treated Wood and Fire-Retardant Coatings for Building Materials

803.4

704—22: Standard System for the Identification of the Hazards of Materials for Emergency Response

202, 608.8, 5003.2.2.2, 5003.5, 5003.10.2, 5005.1.10, 5005.1.12, 5005.2.1.1, 5005.4.4, 5503.4.1, 5704.2.3.2

750—23: Standard on Water Mist Fire Protection Systems

202, Table 901.6.1, 904.11.1.1, 904.14, 1207.5.5

770—21: Standard on Hybrid (Water and Inert Gas) Fire-Extinguishing Systems

904.13

780—23: Standard for the Installation of Lightning Protection Systems

4003.4

853—20: Installation of Stationary Fuel Cell Power Systems

1206.3, 1206.4, 1206.6.2, 1206.11, 1206.12

855—23: Standard for the Installation of Stationary Energy Storage Systems

1201.1, 1207

914—23: Code for Fire Protection of Historic Structures

1122—18: Code for Model Rocketry

5601.1.4

1123—22: Code for Fireworks Display

202, 5608.1

1124—06: Code for the Manufacture, Transportation, and Storage and Retail Sales of Fireworks and Pyrotechnic Articles -- as AMENDED by Section 5609.1.2 of this Code

202, 5601.1.3, 5609.1

1125—22: Code for the Manufacture of Model Rocket and High-Power Rocket Motors

5601.1.4

1126: Standard for the Use of Pyrotechnics Before a Proximate Audience as adopted in the Regulations of Connecticut State Agencies; Connecticut Fireworks and Special Effects Code
5608.1

1127—18: Code for High Power Rocketry
5601.1.4

1225—22: Standard for Emergency Services Communications
510.4.2, 510.5

2001—22: Standard on Clean Agent Fire Extinguishing Systems
Table 901.6.1, 904.10, 1207.5.5

2010—20: Standard for Fixed Aerosol Fire-Extinguishing Systems
Table 901.6.1, 904.13, 1207.5.5

State of Connecticut

Department of Emergency Services and Public Protection
1111 Country Club Road
Middletown, CT

Sections 29-357-1b to 29-357-12b, inclusive, of the Regulations of Connecticut State Agencies; Connecticut Fireworks and Special Effects Code.

Sections 29-349-106 to 29-378, inclusive of the Regulations of Connecticut State Agencies; Connecticut Storage, Transportation and Use, of Explosives and Blasting Agents Code.

State of Connecticut

Department of Administrative Services
450 Columbus Blvd.
Hartford, CT 06103

State Fire Prevention Code – 2026
The Connecticut State Fire Prevention Code adopted pursuant to section 29-291a of the Connecticut General Statutes.

Building Code – 2026
The Connecticut State Building Code adopted pursuant to section 29-252 of the Connecticut General Statutes.

Safety Code for Elevators and Escalators - 2018

Sections 29-192-1e to 29-192-16e, inclusive, of the Regulations of Connecticut State Agencies, concerning the Safety Code for Elevators and Escalator. Adopted pursuant to section 29-192 of the Connecticut General Statutes.

(D E L) A P P E N D I X A
BOARD OF APPEALS

(Del) **Delete Appendix.**

(A D D) A P P E N D I X A
CONNECTICUT STATE FIRE SAFETY CODE HISTORY

September 29, 1947 - Connecticut Fire Safety Code
Established the first Fire Safety Code as authorized by the Connecticut General Assembly pursuant to Public Act 419 of the Public Acts of 1947. This code was published in progressive installments as follows:

September 29, 1947
Added Sections 172-1-1 to 172-1-25 dealing with Places of Assembly to the Administrative Regulations of Connecticut State Agencies (see *Connecticut Law Journal September 29, 1947 page 5*)

January 19, 1948
Revised current regulations and added Sections 172-1-26 to 172-1-67 dealing with Hotels, Outside Stairs and Heating and Cooking Facilities to the Administrative Regulations of Connecticut State Agencies (see *Connecticut Law Journal January 19, 1948 page 2*)

June 28, 1948
Revised current regulations and added Sections 172-1-68 to 172-1-134 dealing with Hospitals and Convalescent Homes to the Administrative Regulations of Connecticut State Agencies
*****See document titled **1947 CFSC with 1949 Statute revisions** that includes revised section numbers that were changed in 1949.

December 15, 1953
Revised current regulations and added Sections 172-1-135 to 172-1-175 dealing with Schools to the Administrative Regulations of Connecticut State Agencies

April 27, 1954
Revised current regulations and added Sections 172-1-176 to 172-1-203 dealing with Boarding Homes to the Administrative Regulations of Connecticut State Agencies

August 10, 1954
Revised current regulations added Sections 172-1-204 to 172-1-213 dealing with Rooming Houses to the Administrative Regulations of Connecticut State Agencies (see *Connecticut Law Journal August 10, 1954 page 15*)

January 11, 1955
Revised current regulations added Sections 172-1-214 to 172-1-230 dealing with Child Day Care Centers to the Administrative Regulations of Connecticut State Agencies (see *Connecticut Law Journal January 11, 1955 page 8*)

1956 Connecticut Fire Safety Code
(Revised to January 1, 1956 – various effective dates)

The Connecticut Fire Safety Code had been published in progressive installments since September of 1947. This edition was a compilation of all regulations and amendments as of January 1, 1956.

August 27, 1957
Revised current regulations for construction and use of buildings of combustible construction; Sections 29-40-67 to 29-40-68 for hospitals, Sections 29-40-101 to 29-40-102 for convalescent homes, Sections 29-40-132 for schools, and Section 29-40-173 to 29-40-174 for boarding homes.

September 3, 1968
Revised current regulations added Section 29-40-150a dealing with private schools for trade instruction.

*See document titled **CFSC prior to 11-30-1971** that contains the 1956 Connecticut Fire Safety Code (CFSC) with the 1957 & 1968 revisions prior to November 30, 1971.

1971 State Fire Safety Code
(Effective November 30, 1971)

Sections 29-41-1.01 to 29-41-18.25 and Appendix, inclusive, of the

Administrative Regulations of Connecticut State Agencies

1981 Connecticut State Fire Safety Code
(Effective September 1, 1981)

Section 29-41-19 of the Administrative Regulations of Connecticut State Agencies

1987 Connecticut Fire Safety Code
(Effective April 15, 1987)

Section 29-292-1 of the Administrative Regulations of Connecticut State Agencies (see *Connecticut Law Journal March 10, 1987 page 48C*)

- Adopts 1985 edition of National Fire Protection Association Standard No. 101, Life Safety Code, (NFPA 101) with Connecticut Amendments

1989 Connecticut Fire Safety Code
(Effective October 16, 1989)

Section 29-292-1b of the Administrative Regulations of Connecticut State Agencies

- Adopts 1988 edition of NFPA 101 with Connecticut Amendments

1994 Connecticut Fire Safety Code
(Effective June 15, 1994)

Section 29-292-1c of the Administrative Regulations of Connecticut State Agencies

- Adopts 1991 edition of NFPA 101 with Connecticut Amendments
- ***Effective April 25, 1997, errata and revisions were issued for the 1994 Connecticut Fire Safety Code***

1999 Connecticut State Fire Safety Code
(Effective May 1, 1999)

Sections 29-292-1d to 29-292-9d, inclusive, of the Administrative Regulations of Connecticut State Agencies

- Adopts 1997 edition of NFPA 101 with Connecticut Amendments
- ***2000 Connecticut Amendment to the 1999 Connecticut State Fire Safety Code (Effective April 7, 2000)***

2005 Connecticut State Fire Safety Code
(Effective December 31, 2005)

The regulations of the Department of Public Safety, sections 29-292-1e to 29-292-25e, inclusive, of the Regulations of Connecticut State Agencies

- The provisions of Part I, Part II and Part V of this code shall apply to all occupancies and uses located within a building or structure.
- Adopts 2003 edition of International Fire Code (IFC) with Connecticut Amendments as Part III for new construction, renovations, additions, or change of use built on or after December 31, 2005.
- Adopts 2003 edition of NFPA 101 with Connecticut Amendments as Part IV for existing construction built prior to December 31, 2005.
- Adopts 2003 edition of NFPA 1 with Connecticut Amendments as Part V for Maintenance and Operational Issues for all occupancies and uses located within buildings and structures.

2009 Connecticut Amendment to the 2005 Connecticut State Fire Safety Code *(Effective August 1, 2009)*

- Changes and revisions made to the 2005 CSFSC.

2012 Connecticut Amendment to the 2005 Connecticut State Fire Safety Code *(Effective October 2, 2012)*

- Part V was removed for maintenance and operational issues after the Connecticut State Fire Prevention Code was adopted *effective June 1, 2010*.

2016 Connecticut State Fire Safety Code
(Effective October 1, 2016)

- Adopts 2012 edition of International Fire Code (IFC) with Connecticut Amendments as Part III for new construction, renovations, additions, or change of use built on or after December 31, 2005.
- Adopts 2012 edition of NFPA 101 with Connecticut Amendments as Part IV for existing construction built prior to December 31, 2005.

2018 Connecticut State Fire Safety Code
(Effective October 1, 2018)

- Adopts 2015 edition of International Fire Code (IFC) with Connecticut Amendments as Part III for new construction, renovations, or change of use built on or after December 31, 2005.

- Adopts 2015 edition of NFPA 101 with Connecticut Amendments as Part IV for existing construction built prior to December 31, 2005.

2022 Connecticut State Fire Safety Code
(Effective October 1, 2022)

- Adopts 2021 edition of International Fire Code (IFC) with Connecticut Amendments as Part III for new construction, renovations, additions, or change of use built on or after January 1, 2006.
- Adopts 2021 edition of NFPA 101 with Connecticut Amendments as Part IV for existing construction built prior to January 1, 2006.
- ***Effective April 12, 2023, errata and revisions were issued for the 2022 Connecticut State Fire Safety Code***

The Office of the State Fire Marshal and the Connecticut State Library have copies of all editions for review.

A P P E N D I X B
FIRE-FLOW REQUIREMENTS FOR BUILDINGS

This Appendix is permitted to be used as guidance by the State of Connecticut.

A P P E N D I X C
FIRE HYDRANT LOCATIONS AND DISTRIBUTION

(Del) **Delete Appendix.**

A P P E N D I X D
FIRE APPARATUS ACCESS ROADS

This Appendix is adopted by the State of Connecticut.

(Amd) **D105.1 Where required.** Where the vertical distance between the *grade plane* and the highest roof surface exceeds 30 feet (9144 mm), *approved* aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the *exterior wall*, or the top of parapet walls, whichever is greater.

> **Exception:** Where *approved* by the *fire code official*, *high rise buildings* of Type IA, Type IB or Type IIA construction equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1 and having firefighter access through an enclosed *stairway* with a Class I standpipe from the lowest level of fire department vehicle access to all roof surfaces.

(Del) **SECTION D107. ONE- OR TWO-FAMILY RESIDENTIAL DEVELOPMENTS.** Delete section in its entirety**.**

A P P E N D I X E
HAZARD CATEGORIES

This Appendix is permitted to be used as guidance by the State of Connecticut.

A P P E N D I X F
HAZARD RANKING

This Appendix is permitted to be used as guidance by the State of Connecticut.

A P P E N D I X G
CRYOGENIC FLUIDS – WEIGHT AND VOLUME EQUIVALENTS

This Appendix is permitted to be used as guidance by the State of Connecticut.

A P P E N D I X H
HAZARDOUS MATERIALS MANAGEMENT PLAN (HMMP) AND HAZARDOUS MATERIALS INVENTORY STATEMENT (HMIS) INSTRUCTIONS

This Appendix is permitted to be used as guidance by the State of Connecticut.

(Add) **SECTION H100**
Reference to Connecticut General Statutes

(Add) **H100.1 Manufacturing establishments.** Manufacturing establishments, as defined in section 29-307a of the Connecticut General Statutes, shall comply with the reporting requirements found in section 29-307a of the Connecticut General Statutes.

A P P E N D I X I
FIRE PROTECTION SYSTEMS – NONCOMPLIANT CONDITIONS

This Appendix is adopted by the State of Connecticut.

A P P E N D I X J
BUILDING INFORMATION SIGN

This Appendix is adopted by the State of Connecticut.

(Amd) **J101.1.4 Sign size and lettering.** The minimum size of the building information sign and lettering shall be in accordance with the following:

1. The width and height shall be 6 inches by 6 inches (152 mm by 152 mm).

2. The height or width of each Maltese cross wing area shall be 1-1/4 inches (32 mm) and have a stroke width of 1/2 inch (12.7 mm).

3. The center of the Maltese cross, a circle or oval, shall be 3 inches (76 mm) in diameter and have a stroke width of 1/2 inch (12.7 mm).

4. All Roman numerals and alphabetic designations, shall be 1-1/8 inches (29 mm) in height and have a stroke width of 1/4 inch (6.4 mm).

A P P E N D I X K
CONSTRUCTION REQUIREMENTS FOR EXISTING AMBULATORY CARE FACILITIES

(Del) **Delete Appendix.**

A P P E N D I X L
REQUIREMENTS FOR FIREFIGHTER AIR REPLENISHMENT SYSTEMS

(Del) **Delete Appendix.**

A P P E N D I X M
HIGH-RISE BUILDINGS – RETROACTIVE AUTOMATIC SPRINKLER REQUIREMENT

(Del) **Delete Appendix.**

A P P E N D I X N
INDOOR TRADE SHOWS AND EXHIBITIONS

This Appendix is adopted by the State of Connecticut as amended.

(Amd) **N106.1 Automatic sprinkler systems.** An *approved automatic sprinkler system* in accordance with Section 903.3.1.1 of this code shall be provided in covered booths exceeding 400 square feet (37 m^2) in floor area per level.

(Amd) **N106.2 Fire alarm and detection.** Each covered booth with a floor area exceeding 400 square feet (37 m^2) on any level shall be provided with an *approved fire alarm system* in accordance with Section 907.2.

A P P E N D I X O
VALET TRASH AND RECYCLING COLLECTION IN GROUP R-2 OCCUPANCIES

This Appendix is adopted by the State of Connecticut.

(Amd) **O102.4 Capacity and limit**. Individual containers shall not exceed 2.0 cubic feet (15 gallons; 56.8 L) in capacity. Only one trash or recycling container per *dwelling unit* or sleeping unit shall be permitted to be placed outside the dwelling unit or sleeping unit at one time. Trash and recycling containers shall not be placed outside a *dwelling unit* or sleeping unit at the same time.

> **Exception**: Individual Containers placed within non-combustible exterior egress balconies are permitted to not exceed 2.94 cubic feet (22 gallons; 95 L) in capacity.

(Amd) **O102.5 Construction materials**. Containers and lids used for valet trash collections shall be constructed entirely of noncombustible materials or of materials that

meet a peak rate of heat release not exceeding 300 kW/m2when tested in accordance with ASTM E1354 at an incident heat flux of 50 kW/m2in the horizontal orientation.

Exceptions: Containers on egress balconies in buildings with noncombustible or limited combustible exteriors and protected throughout with an *automatic sprinkler system* complying with Section 903.

(Add) **O103.4 Single Exit Buildings.** Containers shall not be permitted within Group R-2 occupancies that contain a single exit designed in accordance with Section 1006.3.4.

(A D D) A P P E N D I X S
GROUP R-2 – TRIPLEX AND QUADRUPLEX PROVISIONS

This Appendix is adopted by the State of Connecticut.

User notes:

About this appendix: *This appendix provides for the design and construction of triplexes and quadruplexes that are unique to this appendix, where otherwise not permitted in other sections of the main code as an alternative to two- and multiple-family residential construction that promotes increased housing supply and affordability.*

SECTION S101
GENERAL

S101.1 General. Where provided in Group R occupancies, *triplexes and quadruplexes* shall comply with the provisions of this code, except as modified by this appendix. *Triplexes and quadruplexes* shall be in accordance with this appendix, other applicable requirements in this code, and the *International Building Code* portion of the Connecticut State Building Code.

S101.2 [IRC R101.2] Scope. The provisions of this appendix *shall* apply to the construction, *alteration*, movement, enlargement, replacement, *repair*, *equipment*, use and occupancy, location, removal and demolition of detached *three- and four-family dwellings,* that are not *townhouses,* not more than three stories above grade plane in height with a separate *means of egress* and their *accessory structures* not more than three stories above grade plane in height.

Exceptions:

1. Live/work units in three- and four-family dwellings, that provide professional

services and employ a maximum of one employee within the dwelling in addition to the residents of the dwelling unit, shall be permitted to comply with the requirements of this code.

S101.3 Reserved.

S101.4 Reserved.

SECTION S102
DEFINITIONS

S102.1 Definitions. The following words and terms shall, for the purposes of this appendix, have the meanings shown herein:

DWELLING, THREE-FAMILY (TRIPLEX). A detached structure (on a single lot), other than a *townhouse*, with common walls or common floor/ceiling between the units, designed for and occupied exclusively as the residence of not more than three (3) *dwelling units* with not more than six lodgers or boarders per *dwelling unit.*

DWELLING, FOUR-FAMILY (QUADRUPLEX). A detached structure (on a single lot), other than a *townhouse*, with common walls or common floor/ceiling between the units, designed for and occupied exclusively as the residence of not more than four (4) *dwelling units* with not more than six lodgers or boarders per *dwelling unit*.

TRIPLEX. See "***Dwelling, three-family***."

QUADRUPLEX. See "***Dwelling, four-family***."

SECTION S103
FIRE AND SMOKE PROTECTION FEATURES

S103.1 [IRC R302.1] Exterior walls. Construction, projections, openings and penetrations of exterior walls of *dwellings* and accessory buildings shall comply with Table S103.1(1) of this appendix based on *fire separation distance*; or *dwellings* equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1 of this code shall comply with S103.1(2) of this appendix based on *fire separation distance*.

For the purposes of determining *fire separation distance*, *dwellings* on the same *lot* shall be assumed to have an imaginary line between them. Where a new *dwelling* is to be erected on the same lot as an existing *dwelling*, the location of the assumed imaginary line with relation to the existing *dwelling* shall be such that the existing *dwelling* meets

requirements of this section.

Exceptions:

1. Walls, projections, openings or penetrations in walls perpendicular to the line used to determine the *fire separation distance*.
2. Walls of *individual dwelling units* and their *accessory* buildings located on the same *lot*.
3. Detached tool sheds and storage sheds, playhouses and similar structures exempted from *permits* are not required to provide wall protection based on location on the *lot*. Projections beyond the exterior wall shall not extend over the *lot line*.
4. Detached garages accessory to a *dwelling unit* located within 2 feet (610 mm) of a *lot line* are permitted to have roof eave projections not exceeding 4 inches (102 mm).
5. Foundation vents installed in compliance with this code are permitted.

TABLE S103.1(1) [IRC R302.1(1)] EXTERIOR WALLS

EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	Fire-resistance rated	1 hour— tested in accordance with ASTM E119, UL 263 or Section 703.2.2 of this code with exposure from both sides	0 feet
	Not fire-resistance rated	0 hours	≥ 5 feet
Projections	Not allowed	NA	< 2 feet
	Fire-resistance rated	1 hour on the underside, or heavy timber, or fire-retardant-treated wood[a, b]	≥ 2 feet to < 5 feet
	Not fire-resistance rated	0 hours	≥ 5 feet
Openings in	Not allowed	NA	< 3 feet

walls	25% maximum of wall area	0 hours	3 feet
	Unlimited	0 hours	5 feet
Penetrations	All	Comply with Section 714 of this code	< 3 feet
		None required	3 feet
Projections	Not allowed	NA	< 2 feet
	Fire-resistance rated	1 hour on the underside, or heavy timber, or fire-retardant-treated wood[a, b]	≥ 2 feet to < 5 feet
	Not fire-resistance rated	0 hours	≥ 5 feet

For SI: 1 foot = 304.8 mm.

NA = Not Applicable.

a. The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave overhang if fire blocking is provided from the wall top plate to the underside of the roof sheathing.

b. The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the rake overhang where vent openings that communicate with the attic are not installed in the overhang or gable wall.

TABLE S103.1(2) [IRC R302.1(2)] EXTERIOR WALLS—DWELLINGS WITH AN AUTOMATIC SPRINKLER SYSTEM

EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	Fire-resistance rated	1 hour—tested in accordance with ASTM E119, UL 263 or Section 703.2.2 of this code with exposure from the outside	0 feet
	Not fire-resistance rated	0 hours	3 feet[a]

Projections	Not allowed	NA	< 2 feet
	Fire-resistance rated	1 hour on the underside, or heavy timber, or fire-retardant-treated wood[b, c]	2 feet[a]
	Not fire-resistance rated	0 hours	3 feet
Openings in walls	Not allowed	NA	< 3 feet
	Unlimited	0 hours	3 feet[a]
Penetrations	All	Comply with Section 714 of this code	< 3 feet
		None required	3 feet[a]

For SI: 1 foot = 304.8 mm.

NA = Not Applicable.

a. For residential subdivisions where all dwellings are equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1 of this code, the fire separation distance for exterior walls not fire-resistance rated and for fire-resistance-rated projections shall be permitted to be reduced to 0 feet, and unlimited unprotected openings and penetrations shall be permitted, where the adjoining lot provides an open setback yard that is 6 feet or more in width on the opposite side of the property line.

b. The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave overhang if fire blocking is provided from the wall top plate to the underside of the roof sheathing.

c. The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the rake overhang where vent openings that communicate with the attic are not installed in the overhang or gable wall.

S103.2 [IRC R302.3] Three and four-family dwellings.
Dwelling units in three and four-family dwellings shall be separated from each other in accordance with Sections S103.2.1 through S103.3.4 of this appendix, regardless of whether a lot line exists between *dwelling units*.

S103.2.1 [IRC R302.3.1] Dwelling unit separation. The *dwelling units* shall be separated by fire-resistance rated assemblies that are vertical, horizontal, or a combination thereof.

S103.2.2 [R302.3.2] Fire-resistance rating. Vertical and horizontal assemblies

separating *dwelling units* shall have a fire-resistance rating of 1-hour, or a fire-resistance rating of one-half hour in buildings equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1 of this code. Fire-resistance ratings shall be based on testing in accordance with ASTM E119 or UL 263, or an analytical method in accordance with Section 703.2.2 of the *International Building Code* portion of the Connecticut State Building Code.

S103.2.3 [R302.3.3] Continuity. Vertical and horizontal assemblies separating *dwelling units* shall be constructed in a manner that provides continuity of the fire-resistance rating between the *dwelling units*.

S103.2.3.1 [R302.3.3.1] Horizontal assemblies. Horizontal assemblies separating *dwelling units* shall extend to and be tight against exterior walls or vertical separation assemblies complying with Section S103.2.2 of this appendix.

S103.2.3.2 [R302.3.3.2] Vertical assemblies. Vertical assemblies separating *dwelling units* shall extend to and be tight against any combination of the following:

1. The foundation.
2. A horizontal assembly complying with Section S103.2.3 of this appendix.
3. The underside of roof sheathing.
4. The ceiling beneath an uninhabitable *attic,* provided that the ceiling is constructed using not less than $^{5}/_{8}$-inch (15.9 mm) *Type X gypsum board*, an attic *draft stop* constructed as specified in Section 708.4.3 of the *International Building Code* portion of the Connecticut State Building Code is provided above and along the vertical assembly terminating at the ceiling, and the structural framing supporting the ceiling is protected by not less than $^{1}/_{2}$-inch (12.7 mm) gypsum board or equivalent.

S103.2.4 [R302.3.4] Supporting construction. Vertical and horizontal assemblies separating *dwelling units* shall be supported by construction having an equal or greater fire-resistance rating.

S103.2.5 [R302.3.5] Vertically stacked dwelling units. Where *dwelling units* in in three and four-family dwellings is located above the other and an *automatic sprinkler system* complying with NFPA 13 is not provided in both *dwelling units*, both of the following shall apply:

1. Horizontal and vertical assemblies separating the *dwelling units*, including an interior *stairway* serving as the *means of egress* for the upper *dwelling unit*, shall have a fire-resistance rating of 1-hour based on testing in accordance with ASTM

E119 or UL 263, or an analytical method in accordance with Section 703.2.2 if the *International Building Code* portion of the Connecticut State Building Code.

2. A notification appliance connected to smoke alarms in the other *dwelling unit* shall be provided in each *dwelling unit*.

S103.3 [R302.3.6] Shared accessory areas. Shared accessory areas or spaces shall be separated from each individual *dwelling unit* by fire-resistance rated assemblies that are vertical, horizontal, or a combination thereof having not less than a 1-hour *fire-resistance rating* based on testing in accordance with ASTM E119, UL 263 or an analytical method in accordance with Section 703.2.2 of the *International Building Code* portion of the Connecticut State Building Code. Openings and penetrations between the shared common area and *dwelling unit* shall comply with Sections S103.3.6.1, S103.3.2, and S103.3.3 of this appendix.

S103.3.1 [R302.3.6.1] Opening protection. Openings from a shared accessory spaces or area directly into a room used for sleeping purposes shall not be permitted. Other openings between the shared accessory spaces or area and dwelling units shall be provided with a fire door assembly in accordance with Section 716 of the *International Building Code* portion of the Connecticut State Building Code.

S103.3.2 [R302.3.6.2] Duct penetration. Ducts penetrating the walls or ceilings separating the dwelling from the shared accessory room shall be constructed of sheet steel not less than No. 26 gage (0.48 mm) or other *approved* material and shall not have openings into the shared accessory room.

S103.3.3 [R302.3.6.3] Other penetrations. Penetrations through the walls, ceiling and floor-level separation required in Section S103.3 shall be protected as required by Section 714 of the *International Building Code* portion of the Connecticut Stare Building Code.

S103.4 [IRC R302.6] Dwelling unit garage fire separation. The garage shall be separated as required by Table S103.4(1) except that wood structural members of the minimum dimension specified in the *International Building Code* portion of the Connecticut State Building Code for Type IV-HT construction shall be acceptable without further protection. Openings in garage walls *shall* comply with Section 406.3.2 of the *International Building Code* portion of the Connecticut State Building Code. Attachment of *gypsum board shall* comply with Table S103.4(2) of this appendix. The wall separation provisions of Table S103.4 of this appendix *shall* not apply to garage walls that are perpendicular to the adjacent *dwelling unit* wall.

TABLE S103.4(1) [IRC R302.6] DWELLING UNIT GARAGE SEPARATION

SEPARATION	MATERIAL
From the residence and *attics*	Not less than ⅝ inch Type X *gypsum board* or equivalent applied to the garage side[a]
From all habitable rooms above the garage	Not less than ⅝ inch Type X *gypsum board* or equivalent
Structure(s) supporting floor/ceiling assemblies used for separation required by this section	Not less than ⅝ inch Type X *gypsum board* or equivalent[a]
Garages located less than 3 feet from a *dwelling unit* on the same *lot*	Not less than ⅝ inch Type X *gypsum board* or equivalent applied to the interior side of *exterior walls* that are within this area[a]

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

[a.] If *building* is sprinklered in accordance with Section 903.3.1.1 or Section 903.3.1.2 of this code, then not less than ½-inch *gypsum board* or equivalent is required.

TABLE S103.4(2) [R702.3.5] MINIMUM THICKNESS AND APPLICATION OF GYPSUM BOARD AND GYPSUM PANEL PRODUCTS

THICKNESS OF GYPSUM BOARD OR GYPSUM PANEL PRODUCTS (inches)	APPLICATION	ORIENTATION OF GYPSUM BOARD OR GYPSUM PANEL PRODUCTS TO FRAMING	MAXIMUM SPACING OF FRAMING MEMBERS (inches o.c.)	MAXIMUM SPACING OF FASTENERS (inches)		SIZE OF NAILS FOR APPLICATION TO WOOD FRAMING[c]
				Nails[a]	Screws[b]	
Application without adhesive						
$^3/_8$	Ceiling[d]	Perpendicular	16	7	12	13 gage, $1^1/_4$″ long, $^{19}/_{64}$″ head; 0.098″ diameter, $1^1/_4$″ long, ring shank; or 4d cooler
	Wall	Either direction	16	8	16	

						nail, 0.080″ diameter, $1^{3}/_{8}$″ long, $^{7}/_{32}$″ head.
$^{1}/_{2}$	Ceiling	Either direction	16	7	12	13 gage, $1^{3}/_{8}$″ long, $^{19}/_{64}$″ head; 0.098″ diameter, $1^{1}/_{4}$″ long, ring shank; 5d cooler nail, 0.086″ diameter, $1^{5}/_{8}$″ long, $^{15}/_{64}$″ head; or gypsum board nail, 0.086″ diameter, 1 $^{5}/_{8}$″ long, $^{9}/_{32}$″ head.
	Ceiling[d]	Perpendicular	24	7	12	
	Wall	Either direction	24	8	12	
	Wall	Either direction	16	8	16	
$^{5}/_{8}$	Ceiling	Either direction	16	7	12	13 gage, $1^{5}/_{8}$″ long, $^{19}/_{64}$″ head; 0.098″ diameter, $1^{3}/_{8}$″ long, ring shank; 6d cooler nail, 0.092″ diameter, $1^{7}/_{8}$″ long, $^{1}/_{4}$″ head; or
	Ceiling	Perpendicular	24	7	12	

						gypsum board nail, 0.0915″ diameter, $1^{7}/_{8}$″ long, $^{19}/_{64}$″ head.
	Type X at garage ceiling beneath habitable rooms	Perpendicular	24	6	6	$1^{7}/_{8}$″ long 0.099″ diameter galvanized nails or equivalent drywall screws. Screws shall comply with Section S103.4.1.
	Wall	Either direction	24	8	12	13 gage, $1^{5}/_{8}$″ long, $^{19}/_{64}$″ head; 0.098″ diameter, $1^{3}/_{8}$″ long, ring shank; 6d cooler nail, 0.092″ diameter, $1^{7}/_{8}$″ long, $^{1}/_{4}$″ head; or gypsum board nail, 0.0915″ diameter, $1^{7}/_{8}$″ long, $^{19}/_{64}$″ head.
	Wall	Either direction	16	8	16	

Application with adhesive						
3/8	Ceiling[d]	Perpendicular	16	16	16	Same as above for 3/8″ gypsum board and gypsum panel products.
	Wall	Either direction	16	16	24	
1/2 or 5/8	Ceiling	Either direction	16	16	16	Same as above for 1/2″ and 5/8″ gypsum board and gypsum panel products, respectively.
	Ceiling[d]	Perpendicular	24	12	16	
	Wall	Either direction	24	16	24	
Two 3/8 layers	Ceiling	Perpendicular	16	16	16	Base ply nailed as above for 1/2″ gypsum board and gypsum panel products; face ply installed with adhesive.
	Wall	Either direction	24	24	24	

For SI: 1 inch = 25.4 mm.

a. For application without adhesive, a pair of nails spaced not less than 2 inches apart or more than 2 1/2 inches apart shall be permitted to be used with the pair of nails spaced 12 inches on center.

b. Screws shall be in accordance with Section S103.4.1 of this appendix. Screws for attaching gypsum board or gypsum panel products to structural insulated

panels shall penetrate the wood structural panel facing not less than $^{7}/_{16}$ inch.

c. Where cold-formed steel framing is used with a clinching design to receive nails by two edges of metal, the nails shall be not less than $^{5}/_{8}$ inch longer than the gypsum board or gypsum panel product thickness and shall have ringed shanks. Where the cold-formed steel framing has a nailing groove formed to receive the nails, the nails shall have barbed shanks or be 0.086-inch diameter, $1^{5}/_{8}$ inches long, $^{15}/_{64}$-inch head for $^{1}/_{2}$-inch gypsum board or gypsum panel product; and 0.099-inch diameter, $1^{7}/_{8}$ inches long, $^{15}/_{64}$-inch head for $^{5}/_{8}$-inch gypsum board or gypsum panel product.

d. Three-eighths-inch-thick single-ply gypsum board or gypsum panel product shall not be used on a ceiling where a water-based textured finish is to be applied, or where it will be required to support insulation above a ceiling. On ceiling applications to receive a water-based texture material, either hand or spray applied, the gypsum board or gypsum panel product shall be applied perpendicular to framing. Where applying a water-based texture material, the minimum gypsum board thickness shall be increased from $^{3}/_{8}$ inch to $^{1}/_{2}$ inch for 16-inch on center framing, and from $^{1}/_{2}$ inch to $^{5}/_{8}$ inch for 24-inch on center framing or $^{1}/_{2}$-inch sag-resistant gypsum ceiling board shall be used.

S103.4.1 [R702.3.5.1] Screw fastening. Screws for attaching *gypsum board* and *gypsum panel products* to wood framing shall be Type W or Type S in accordance with ASTM C1002 and shall penetrate the wood not less than $^{5}/_{8}$ inch (15.9 mm). Gypsum board and *gypsum panel products* shall be attached to cold-formed steel framing with minimum No. 6 screws. Screws for attaching gypsum board and *gypsum panel products* to cold-formed steel framing less than 0.033 inch (1 mm) thick shall be Type S in accordance with ASTM C1002 or bugle head style in accordance with ASTM C1513 and shall penetrate the steel not less than $^{3}/_{8}$ inch (9.5 mm). Screws for attaching gypsum board and *gypsum panel products* to cold-formed steel framing 0.033 inch to 0.112 inch (1 mm to 3 mm) thick shall be in accordance with ASTM C954 or bugle head style in accordance with ASTM C1513. Screws for attaching *gypsum board* and *gypsum panel products* to *structural insulated panels* shall penetrate the *wood structural panel* facing not less than $^{7}/_{16}$ inch (11.1 mm).

SECTION S104
FIRE PROTECTION AND LIFE SAFETY SYSTEMS

S104.1 Automatic sprinkler systems. *Automatic sprinkler systems* shall comply with Section 903.2.8 of this code.

S104.2 Smoke alarms. *Smoke alarms* shall comply with this section.

S104.2.1 [IRC R310.2.2] Alterations, repairs and additions. When *alterations*, *repairs* or *additions* requiring a *permit* occur, or when one or more sleeping rooms are added or created in *existing dwellings*, the entire *dwelling unit shall* be provided with smoke alarms located as required for new *dwellings*.

Exceptions:

1. Work involving the *exterior surfaces* of *dwellings*, such as the replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck, are exempt from the requirements of this section.
2. Installation, *alteration* or *repairs* of plumbing, mechanical or electrical systems are exempt from the requirements of this section.

S104.2.2 [IBC 907.2.11] New buildings. Listed single- and multiple-station smoke alarms complying with UL 217 shall be installed in accordance with Sections 907.2.11.1 through 907.2.11.7 of this code, NFPA 72, and the manufacturer's instructions.

S104.3 Carbon monoxide alarms. *Carbon monoxide alarms* shall comply with this section.

S104.3.1 [IRC R311.2.2] Alterations, repairs and additions. Where *alterations*, *repairs* or *additions* requiring a *permit* occur, or where one or more sleeping rooms are added or created in existing dwellings, the individual *dwelling unit* shall be equipped with carbon monoxide alarms located as required for new *dwellings*.

Exceptions:

1. Work involving the exterior surfaces of *dwellings*, such as the replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck.
2. Installation, *alteration* or repairs of plumbing, mechanical, or electrical systems that are not fuel-fired.

S104.3.2 New buildings. Carbon monoxide detection shall be installed in accordance with Section 915 of this code.

SECTION S105
RESERVED

SECTION S106
MEANS OF EGRESS

S106.1 [IRC R318.1] Means of egress. *Triplexes and quadruplexes* shall be provided with a means of egress in accordance with Chapter 10 of this code unless otherwise indicated in this section. The means of egress shall provide a continuous and unobstructed path of vertical and horizontal egress travel from all portions of the *dwelling unit* to the required egress or exit door without requiring travel through a garage. The required egress door shall open directly into a *public way* or to a *yard* or *court* that opens to a *public way*.

S106.2 [IRC R318.2] Egress door. Not less than one egress or exit door shall be provided for each *dwelling unit*. The egress door shall be side-hinged, and shall provide a clear width of not less than 32 inches (813 mm) where measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). The clear height of the door opening shall be not less than 78 inches (1981 mm) in height measured from the top of the threshold to the bottom of the stop. Other doors shall not be required to comply with these minimum dimensions. Egress doors shall be readily openable from inside the *dwelling unit* without the use of a key or special knowledge or effort.

S106.3 [IRC R318.7] Stairways. Where required by this code or provided, *stairways* shall comply with this section.

Exceptions:

1. Stairways not within or serving a building, porch or deck.
2. Stairways leading to nonhabitable attics.
3. Stairways leading to *crawl spaces*.

S106.3.1 [IRC R318.7.1] Width. *Stairways shall* not be less than 36 inches (914 mm) in clear width at all points above the permitted *handrail* height and below the required headroom height. The clear width of stairways at and below the *handrail* height, including treads and landings, *shall* not be less than 29 inches where *handrails* are provided on both sides.

Exceptions:

1. The width of spiral *stairways shall* be in accordance with Section 1011.10 of this code.
2. The width of existing *stairways* serving existing unfinished *attics* or existing unfinished *basements* being converted to *habitable space* or replacement *stairways* within existing *dwellings shall* not be less than 32 inches (813 mm) in clear width at all points above the permitted *handrail* height and below the required headroom height. The clear width of stairways at and below the *handrail* height, including treads and landings, *shall* not be less than 28 inches

(711 mm) where a *handrail* is installed on one side and 24 inches (610 mm) where *handrails* are provided on both sides.

3. Where an incline platform lift or *stairway* chairlift is installed on a *stairway* within a *dwelling unit*, a clear passage width not less than 20 inches (508 mm) *shall* be provided. If the seat and platform can be folded when not in use, the distance *shall* be measured from the folded position.
4. *Flights of stairways* within *dwelling units* and *flights* of *spiral stairways* are permitted to have a *handrail* on one side only.
5. Where permitted to have one *handrail*, the clear width of *stairways* at and below the handrail height, including treads and landings, shall not be less 32-1/2 inches (800 mm) *where* a *handrail* is installed on one side.

S106.3.2 [IRC R318.7.2] Headroom. The minimum headroom in all parts of the *stairway shall* not be less than 6 feet 8 inches (2032 mm) measured vertically from the sloped line adjoining the tread *nosing* or from the floor surface of the landing or platform on that portion of the *stairway*.

Exceptions:

1. Where the *nosing* of treads at the side of a *flight* extend under the edge of a floor opening through which the stair passes, the floor opening *shall* be allowed to project horizontally into the required headroom a maximum of 4¾ inches (121 mm).
2. The minimum headroom in all parts of existing *stairways* serving existing unfinished *attics* or existing unfinished *basements* being converted to *habitable space* or serving only one *dwelling unit* or replacement *stairs* where the pitch or slope cannot be reduced because of existing construction *shall* be 6 feet, 4 inches (1930 mm), measured in accordance with Section 1011.3 of this code.

S106.3.3 [IRC R318.7.3] Vertical rise. A flight of stairs shall not have a vertical rise greater than 12 feet 7 inches (3835 mm) between floor levels or landings.

S106.3.4 [R318.7.5] Stair treads and risers. *Stair* treads and *risers* shall meet the requirements of this section. For the purposes of this section, dimensions and dimensioned surfaces shall be exclusive of carpets, rugs or runners.

S106.3.4.1 [R318.7.5.1] Risers. The riser height *shall* be not more than 8¼ inches (209.5 mm). The riser *shall* be measured vertically between leading edges of adjacent treads. The greatest riser height within any *flight of stairs shall* not exceed the smallest by more than ⅜ inch (9.5 mm). Risers *shall* be vertical or sloped from the underside of

the *nosing* of the tread above at an angle not more than 30 degrees (0.51 rad) from the vertical. Open risers are permitted provided that the opening between treads does not permit the passage of a 4-inch-*diameter* (102 mm) sphere.

Exceptions:

1. The maximum riser height of *existing stairs* serving *existing* unfinished *attics* or *existing* unfinished *basements* being converted to *habitable space* or replacement *stairs* where the pitch or slope cannot be reduced because of existing construction *shall* be 9 inches (229 mm), measured in accordance with Section 1011.5.2 of this code.
2. The opening between adjacent treads is not limited on spiral stairways.
3. The riser height of spiral stairways shall be in accordance with Section 1011.10 of this code.

S106.3.4.2 [R318.7.5.2] Treads. The minimum tread depth *shall* be 9 inches (229 mm). The tread depth *shall* be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any *flight of stairs shall* not exceed the smallest by more than $^3/_8$ inch (9.5 mm).

> **Exception:** The minimum tread depth of existing stairs serving existing unfinished *attics* or existing unfinished *basements* being converted to *habitable space* or replacement stairs within *existing dwellings shall* be 8 inches (203 mm), measured in accordance with Section 1011.5.2 of this code.

S106.3.5 [R318.7.6] Landings for stairways. There shall be a floor or landing at the top and bottom of each stairway. The width perpendicular to the direction of travel shall be not less than the width of the flight served. For landings of shapes other than square or rectangular, the depth at the walk line and the total area shall be not less than that of a quarter circle with a radius equal to the required landing width. Where the stairway has a straight run, the depth in the direction of travel shall be not less than 36 inches (914 mm).

> **Exception:** A floor or landing is not required at the top of an interior *flight of stairs*, including *stairs* in an enclosed garage, provided that a door does not swing over the *stairs*.

S106.4 [IRC R319.1] Emergency escape and rescue opening required. *Basements, habitable attics,* the room to which a sleeping loft is open, and every sleeping room shall have not less than one operable *emergency escape and rescue opening*. Where *basements* contain one or more sleeping rooms, an *emergency escape and rescue opening* shall be required in each sleeping room. *Emergency escape and rescue openings* shall open directly into a *public way*, or to a *yard* or *court* that opens to a *public*

way.

Exceptions:

1. Basements used only to house mechanical *equipment* not exceeding a total floor area of 200 square feet (18.58 m^2).
2. Storm shelters constructed in accordance with ICC 500.
3. Where the dwelling *unit* is equipped with an *automatic sprinkler system* installed in accordance with Section 903.3.1 of this code, sleeping rooms in *basements* shall not be required to have *emergency escape and rescue openings* provided that the *basement* has one of the following:

    3.1. One means of egress complying with Chapter 10 of this code and one *emergency escape and rescue opening*.

    3.2. Two means of egress complying with Chapter 10 of this code.

4. A *yard* shall not be required to open directly into a *public way* where the *yard* opens to an unobstructed path from the *yard* to the *public way*. Such path shall have a width of not less than 36 inches (914 mm).

S106.4.1 [IRC R319.2.1] Minimum size. *Emergency escape and rescue openings shall* have a net clear opening of not less than 5.7 square feet (0.530 m^2).

Exceptions:

1. *Grade floor openings* or below grade openings *shall* have a net clear opening of not less than 5 square feet (0.465 m^2).
2. Existing *buildings* undergoing *alterations* or installation of replacement windows *shall* be permitted to utilize removable sashes to achieve the required minimum net clear openings. Such removable sashes *shall* be capable of being removed without the use of a key or tool.

S106.4.2 [IRC R319.2.2] Minimum dimensions. The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm). The net clear opening dimensions shall be the result of normal operation of the opening.

S106.5 [IBC 1015.8] Window openings. Windows in Group R-2 and R-3 *buildings* including *dwelling units*, where the bottom of the clear opening of an operable window is located less than 24 inches (914 mm) above the finished floor and more than 72 inches (1829 mm) above the finished grade or other surface below on the exterior of the *building*, shall comply with one of the following:

1. Operable windows where the openings will not allow a 4-inch-diameter (102 mm) sphere to pass through the opening when the window is in its largest opened position, provided that the opening is not required for emergency escape or rescue.

2. Operable windows where the openings are provided with window fall prevention devices that comply with ASTM F2090.

3. Operable windows where the openings are provided with window opening control devices that comply with ASTM F2090. The window opening control device, after operation to release the control device allowing the window to fully open, shall not reduce the minimum net clear opening area of the window unit to less than the area required by Section 1031.3.1 of this code for *emergency escape and rescue openings*.

SECTION S107
RESERVED

SECTION S108
INTERIOR ENVIRONMENT

S108.1 Reserved.

S108.2 [IRC R313.1] Minimum height. *Habitable space*, hallways and portions of *basements* containing these spaces *shall* have a *ceiling height* of not less than 7 feet (2134 mm). Bathrooms, toilet rooms and laundry rooms *shall* have a *ceiling height* of not less than 6 feet 8 inches (2032 mm). *Existing* basements being converted to habitable space shall have a ceiling height of not less than 6 feet 8 inches (2032 mm).

Exceptions:

1. For rooms with sloped ceilings, the required floor area of the room shall have a ceiling height of not less than 5 feet (1524 mm) and not less than 50 percent of the required floor area shall have a ceiling height of not less than 7 feet (2134 mm).
2. The ceiling height above bathroom and toilet room fixtures shall be such that the fixture is capable of being used for its intended purpose. A shower or tub equipped with a showerhead shall have a ceiling height of not less than 6 feet 8 inches (2032 mm) above an area of not less than 30 inches (762 mm) by 30 inches (762 mm) at the showerhead.
3. Beams, girders, ducts or other obstructions in *basements* containing *habitable space* shall be permitted to project to within 6 feet 4 inches (1931 mm) of the finished floor.
4. Beams and girders spaced apart not less than 36 inches (914 mm) in clear finished

width shall have a ceiling height of not less than 6 feet 6 inches (1981 mm) from the finished floor.

S108.4 [R316.1] Habitable attics. Habitable attics shall comply with Sections S108.4.1 and S108.4.2 of this code.

S108.4.1 [R316.2] Minimum dimensions. A *habitable attic* shall have a floor area in accordance with Section 1208.1 of the *International Building Code* portion of the Connecticut State Building Code and a *ceiling height* in accordance with Section 1208.2 of the *International Building Code* portion of the Connecticut State Building Code.

S108.4.2 [R316.3] Story above grade plane. A *habitable attic* shall be considered a *story above grade plane.*

Exceptions: A *habitable attic* shall not be considered to be a *story above grade plane* provided that the *habitable attic* meets all the following:

1. The aggregate area of the *habitable attic* is either of the following:

   1.1. Not greater than one-third of the floor area of the *story* below.

   1.2. Not greater than one-half of the floor area of the *story* below where the *habitable attic* is located within a *dwelling unit* equipped with an *automatic sprinkler system* in accordance with Section 903.3.1 of this code.

2. The occupiable space is enclosed by the *roof assembly* above, knee walls, if applicable, on the sides and the floor-ceiling assembly below.

3. The floor of the *habitable attic* does not extend beyond the exterior walls of the story below.

4. Where a *habitable attic* is located above a third story, an *automatic sprinkler system* in accordance with Section 903.3.1 of this code shall be installed in the *habitable attic* and remaining portion of the *dwelling unit* or units located beneath the *habitable attic*.

S108.4.3 [R316.4] Means of egress. The means of egress for habitable attics shall comply with the applicable provisions of Chapter 10 of this code.

SECTION S109
RESERVED

CONNECTICUT
Administrative Services

Office of the State Fire Marshal

2026 CONNECTICUT STATE FIRE SAFETY CODE

Fiscal Note

STATUTORY AUTHORITY: 29-292

OTHER AGENCIES AFFECTED: Any agency performing construction and thus using the State Fire Safety Code. The updated codes should have a minimal impact on the cost of construction.

EFFECTIVE DATE USED IN COST ESTIMATE: July 2026

ESTIMATE PREPARED BY: Lauri Volkert, Connecticut State Fire Marshal

SUMMARY OF STATE COST AND REVENUE IMPACT OF 2026 STATE BUILDING CODE

AGENCY: DAS

POTENTIAL FUND AFFECTED: General

	First Year 2026	Second Year 2027	Full Operation 2028
Number of Positions	0	0	0
Personal Services	0	0	0
Other Expenses	0	0	0
Equipment	0	0	0
Grants	0	0	0
Total State Cost (Savings)	0	0	0
Estimated Revenue Gain (Loss)	0	0	0
Total Net Cost (Savings)	0	0	0

The State Fire Marshal and the Codes and Standards Committee are statutorily required to adopt the State Fire Safety Code.

EXPLANATION OF STATE IMPACT: The fiscal impact to the state of adopting the 2026 State Fire Safety Code is to provide educational programs to code users, which the state already does within existing resources under the authority of Section 29-251c of the Connecticut General Statutes. The change in codes means a change in subject matter for educational classes, and will have no impact on staffing. New code books for staff are funded from the educational fee collected on building permits, which doesn't impact the general fund.

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EXPLANATION OF MUNICIPAL IMPACT: Municipalities will be required to purchase new ICC and NFPA code books and resources, if they have not purchased them already, at a total cost of between $800 and $3000 depending on staffing levels within the municipality. This expense occurs at every code change cycle and is appropriately budgeted for by the municipalities.

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2026 CONNECTICUT STATE FIRE SAFETY CODE

Small Business Impact Statement/Flexibility Analysis

In accordance with C.G.S. Section 29-292, the State Fire Marshal and the Codes and Standards Committee analyzed the effect on small businesses of the 2026 State Fire Safety Code and considered whether potential adverse impacts on small businesses could be minimized in a way that (1) will not interfere with the intended objectives of the code and (2) will allow the new code to remain consistent with public health, safety and welfare. The State Fire Marshal and the Codes and Standards Committee determined the following:

(Check all appropriate boxes):

____ Adoption of the 2026 State Fire Safety Code will not have an effect on small businesses.

__X__ Adoption of the 2026 State Fire Safety Code will have an effect on small businesses, but will not have an adverse effect on such small businesses.

____ Adoption of the 2026 State Fire Safety Code may have an adverse effect on small businesses, and no alternative considered would be both as effective in achieving the purpose of the action and less burdensome to potentially affected small business. Alternatives considered include the following:

(1) The establishment of less stringent compliance or reporting requirements for small businesses;
(2) The establishment of less stringent schedules or deadlines for compliance or reporting requirements for small businesses;
(3) The consolidation or simplification of compliance or reporting requirements for small businesses;
(4) The establishment of performance standards for small businesses to replace design or operational standards required in the new section or amendment; and
(5) The exemption of small businesses from all or any part of the requirements contained in the new section or amendment.

____ Adoption of the 2026 State Fire Safety Code will have an adverse effect on small businesses that cannot be minimized in a manner that is consistent with public health, safety and welfare.

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2026 State Fire Safety Code Public Comments and Resulting Actions								
#	**Date Received**	**Via**	**Commenter**	**Model Code**	**Code Section(s)**	**Subject**	**Comment**	**Response**
PC26-01	9/3/2025	e-mail	John Edwards - Fire Marshal; Wilton		Appendix R Section 1006.3.4(single exit design)	single exit/stairway in Group - R2 apartment houses and single exit design	Opposition to a single exit/stairway and single exit design in Group-R2 apartment houses.	Appendix R was removed. Table 1006.3.4(1) was amended and Section 1006.3.4.2 was added.
PC26-02	9/4/2025	e-mail	W. Neal Fisher - Retired Fire Marshal; West Hartford		Appendix R	single exit/stairway	Opposition to single exit/stairway	Appendix R was removed. Table 1006.3.4(1) was amended and Section 1006.3.4.2 was added.
P26-03	9/7/2025	e-mail	Pete Buonome - Connecticut Fire Dept. Instructors		Appendix R	single exit/stairway	Opposition to single exit/stairway provision	Appendix R was removed. Table 1006.3.4(1) was amended and Section 1006.3.4.2 was added.
PC26-04	9/8/2025	e-mail	Nicholas Marsan - Chief; Westport		Appendix R	single exit/stairway	Opposition to single exit/stairway	Appendix R was removed. Table 1006.3.4(1) was amended and Section 1006.3.4.2 was added.
PC26-05	9/12/2025	e-mail	Ignatius Kapalczynski		Appendix R; Sections 1006.3.4 #6	single exit/stairway	Opposition to single exit/stairway	Appendix R was removed. Table 1006.3.4(1) was amended and Section 1006.3.4.2 was added.
PC26-06	9/13/2025	e-mail	M. Kumstein		Appendix R	Single exit/stairway	Opposition to single exit/stairway	Appendix R was removed. Table 1006.3.4(1) was amended and Section 1006.3.4.2 was added.
PC26-07	9/15/2026	e-mail	Ronald Palmer, Jr. - Chief; Willimantic		Appendix R	1. single exit/stairway 2. Certification of fire department's equipment	1. Opposition to single exit/stairway 2. Opposition to the certification of fire department's ground ladders or aerial aparatus as a second means of egress	Appendix R was removed. Table 1006.3.4(1) was amended and Section 1006.3.4.2 was added.
PC26-08	9/15/2025	e-mail	Steve Hoffman - Chief; Colchester		Appendix R	1. single exit/stairway 2. Certification of fire department's equipment	1. Opposition to single exit/stairway 2. Opposition to the certification of fire department's ground ladders or aerial aparatus as a second means of egress	Appendix R was removed. Table 1006.3.4(1) was amended and Section 1006.3.4.2 was added.
PC26-09	9/15/2025	e-mail	James Trzaski - Chief; Middletown (South Fire District)		Appendix R	1. single exit/stairway 2. Certification of fire department's equipment	1. Opposition to single exit/stairway 2. Opposition to the certification of fire department's ground ladders or aerial aparatus as a second means of egress	Appendix R was removed. Table 1006.3.4(1) was amended and Section 1006.3.4.2 was added.
PC26-10	9/15/2025	e-mail	Robert J.Dobuzinsky - Chief; Branford		Appendix R	1. single exit/stairway 2. Municipal Self Certification Form	1. Opposition to single exit/stairway 2. Concerns regarding implimentation and oversight of the form	Appendix R was removed. Table 1006.3.4(1) was amended and Section 1006.3.4.2 was added.
PC26-11	9/15/2025	e-mail	Rodney Barco - Chief; Hartford		Appendix R	1. single exit/stairway 2. Certification of fire department's equipment	1. Opposition to single exit/stairway 2. Opposition to the certification of fire department's ground ladders or aerial aparatus as a second means of egress	Appendix R was removed. Table 1006.3.4(1) was amended and Section 1006.3.4.2 was added.
PC26-12	9/15/2025	e-mail	Joseph O. McHugh		Appendix R	single exit/stairway	Opposition to single exit/stairway	Appendix R was removed. Table 1006.3.4(1) was amended and Section 1006.3.4.2 was added.
PC26-13	9/15/2025	e-mail	Katie Montgomery		Appendix R	single exit/stairway	Opposition to single exit/stairway	Appendix R was removed. Table 1006.3.4(1) was amended and Section 1006.3.4.2 was added.
PC26-14	9/15/2025	e-mail	Penny Cozza		Appendix R	single exit/stairway	Opposition to single exit/stairway	Appendix R was removed. Table 1006.3.4(1) was amended and Section 1006.3.4.2 was added.
PC26-15	9/16/2025	e-mail	Stephanie Dexter - Planning & Zoning South Windsor		Appendix R	single exit/stairway	Opposition to single exit/stairway	Appendix R was removed. Table 1006.3.4(1) was amended and Section 1006.3.4.2 was added.
PC26-16	9/16/2025	e-mail	David Albert - Chief; Middletown		Appendix R	1. single exit/stairway 2. Certification of fire department's equipment	1. Opposition to single exit/stairway 2. Opposition to the certification of fire department's ground ladders or aerial aparatus as a second means of egress	Appendix R was removed. Table 1006.3.4(1) was amended and Section 1006.3.4.2 was added.
PC26-17	9/16/2025	e-mail	Terrence Dunn Jr. - Fire Marshal; Westoport		Appendix R	1. single exit/stairway 2. Municipal Self Certification Form	1. Opposition to single exit/stairway 2. Concerns regarding implimentation and oversight of the form	Appendix R was removed. Table 1006.3.4(1) was amended and Section 1006.3.4.2 was added.
PC26-18	9/16/2025	e-mail	Rich Stein		Appendix R O103.4	single exit/stairway	single exit/stairway should be considered on a case-by-case review by the local fire marshal	Appendix R was removed. Table 1006.3.4(1) was amended and Section 1006.3.4.2 was added.
PC26-19	9/16/2025	e-mail	Roger Sicotte - Fire Marshal; West Haven		Appendix R	1. single exit/stairway 2. Certification of fire department's equipment	1. Opposition to single exit/stairway 2. Opposition to the certification of fire department's ground ladders or aerial aparatus as a second means of egress	Appendix R was removed. Table 1006.3.4(1) was amended and Section 1006.3.4.2 was added.
PC26-20	9/16/2025	e-mail	Patrick Tourville - Fire Marshal; Simsbury		1. Appendix R 2. Appendix R R101.1.1 3. Appendix R R101.1.2	1. single exit/stairway 2.Emergency response capability 3. Records	1. Opposition to single exit/stairway 2. Opposition to provision; concerns regarding implimentation and oversight of the self-certification form 3. Opposition to provision	Appendix R was removed. Table 1006.3.4(1) was amended and Section 1006.3.4.2 was added.
PC26-21	9/16/2025	e-mail & public hearing	Greg Priest - Joint Council of Fire Service Organizations		Appendix R	1. single exit/stairway 2. Certification of fire department's equipment	1. Opposition to single exit/stairway 2. Opposition to the certification of fire department's ground ladders or aerial aparatus as a second means of egress	Appendix R was removed. Table 1006.3.4(1) was amended and Section 1006.3.4.2 was added.
PC26-22	9/16/2025	e-mail	Rose-Marie de Rensis		Appendix R	1. single exit/stairway 2. Codes and Standards Committee 3. 2026 CT Emergency Response Capabilities Requirements for Single-Exit Buildings	1. Opposition to single exit/stairway 2. Opposition to changes of the composition of Codes and Standards Committee 3. Opposition to the 2026 CT Emergency Response Capabilities Requirements for Single-Exit Buildings	Appendix R was removed. Table 1006.3.4(1) was amended and Section 1006.3.4.2 was added.
PC26-23	9/16/2025	e-mail	James P. O'Brien - Chief; West Haven		Appendix R	1. single exit/stairway 2. Certification of fire department's equipment	1. Opposition to single exit/stairway 2. Opposition to the certification of fire department's ground ladders or aerial aparatus as a second means of egress	Appendix R was removed. Table 1006.3.4(1) was amended and Section 1006.3.4.2 was added.
PC26-24	9/16/2025	e-mail	Albert Bassett - Chief; New Canaan		Appendix R	1. single exit/stairway 2. Certification of fire department's equipment	1. Opposition to single exit/stairway 2. Opposition to the certification of fire department's ground ladders or aerial aparatus as a second means of egress	Appendix R was removed. Table 1006.3.4(1) was amended and Section 1006.3.4.2 was added.
PC26-25	9/16/2025	e-mail	David Antonez		Appendix R	single exit/stairway	Opposition to single exit/stairway	Appendix R was removed. Table 1006.3.4(1) was amended and Section 1006.3.4.2 was added.
PC26-26	9/17/2025	e-mail	Hannah Leckman		Appendix R	single exit/stairway	Support for single exit/stairway	Appendix R was removed. Table 1006.3.4(1) was amended and Section 1006.3.4.2 was added.
PC26-27	9/17/2025	e-mail	Eli Sabin on behalf of Connecticut Voices for Children		Appendix R	single exit/stairway	Support for single exit/stairway	Appendix R was removed. Table 1006.3.4(1) was amended and Section 1006.3.4.2 was added.
PC26-28	9/17/2025	e-mail	David Deskis - Chief; Enfield		Appendix R	1. single exit/stairway 2. Certification of fire department's equipment	1. Opposition to single exit/stairway 2. Opposition to the certification of fire department's ground ladders or aerial aparatus as a second means of egress	Appendix R was removed. Table 1006.3.4(1) was amended and Section 1006.3.4.2 was added.
PC26-29	9/17/2025	e-mail	Elizabeth Sweeney		Appendix R	single exit/stairway	Opposition to single exit/stairway	Appendix R was removed. Table 1006.3.4(1) was amended and Section 1006.3.4.2 was added.
PC26-30	9/17/2025	e-mail	Ken Pascal		Appendix R	single exit/stairway	Opposition to single exit/stairway	Appendix R was removed. Table 1006.3.4(1) was amended and Section 1006.3.4.2 was added.
PC26-31	9/17/2025	e-mail	Caitlin Rose - Friendship Service Center		Appendix R	single exit/stairway	Support for single exit/stairway	Appendix R was removed. Table 1006.3.4(1) was amended and Section 1006.3.4.2 was added.
PC26-32	9/17/2025	e-mail	Cristina Schoeck - Chief; Meriden		Appendix R	1. single exit/stairway 2. Certification of fire department's equipment	1. Opposition to single exit/stairway 2. Opposition to the certification of fire department's ground ladders or aerial aparatus as a second means of egress	Appendix R was removed. Table 1006.3.4(1) was amended and Section 1006.3.4.2 was added.
PC26-33	9/17/2025	e-mail	Grayson Braun & Jamie Walsh		Appendix R	single exit/stairway	Opposition to single exit/stairway	Appendix R was removed. Table 1006.3.4(1) was amended and Section 1006.3.4.2 was added.
PC26-34	9/17/2025	e-mail	Jeff Becker		Appendix R	single exit/stairway	Opposition to single exit/stairway	Appendix R was removed. Table 1006.3.4(1) was amended and Section 1006.3.4.2 was added.
PC26-35	9/18/2025	e-mail	Peter Black		Appendix R	single exit/stairway	Opposition to single exit/stairway	Appendix R was removed. Table 1006.3.4(1) was amended and Section 1006.3.4.2 was added.
PC26-36	9/18/2025	e-mail	Cynnie Thunem		Appendix R	single exit/stairway	Opposition to single exit/stairway	Appendix R was removed. Table 1006.3.4(1) was amended and Section 1006.3.4.2 was added.
PC26-37	9/19/2025	e-mail	Rose-Marie de Rensis			Fire safety	Concern regarding fire safety in apartment complexes; changes to code, and reliance on different forms of life safety systems	Appendix R was removed. Table 1006.3.4(1) was amended and Section 1006.3.4.2 was added.
PC26-38	9/19/2025	e-mail	Joe McCoy		Appendix R	single exit/stairway	Opposition to single exit/stairway	Appendix R was removed. Table 1006.3.4(1) was amended and Section 1006.3.4.2 was added.
PC26-39	9/20/2025	e-mail	Kristen Frame		Appendix R	single exit/stairway	Opposition to single exit/stairway	Appendix R was removed. Table 1006.3.4(1) was amended and Section 1006.3.4.2 was added.
PC26-40	9/23/2025	e-mail	Beverlee Dacey		Appendix R	single exit/stairway	Opposition to single exit/stairway	Appendix R was removed. Table 1006.3.4(1) was amended and Section 1006.3.4.2 was added.
PC26-41	9/23/2025	e-mail	Margaret Sayers		Appendix R	single exit/stairway	Opposition to single exit/stairway	Appendix R was removed. Table 1006.3.4(1) was amended and Section 1006.3.4.2 was added.
PC26-42	9/23/2025	e-mail	Larry Rizzolo		Appendix R	single exit/stairway	Support for single exit/stairway	Appendix R was removed. Table 1006.3.4(1) was amended and Section 1006.3.4.2 was added.
PC26-43	9/24/2025	e-mail	Jen Metcalf		Appendix R	single exit/stairway	Support for single exit/stairway	Appendix R was removed. Table 1006.3.4(1) was amended and Section 1006.3.4.2 was added.
PC26-44	9/24/2025	e-mail	Lisa Sawin		Appendix R	single exit/stairway	Support for single exit/stairway	Appendix R was removed. Table 1006.3.4(1) was amended and Section 1006.3.4.2 was added.
PC26-45	9/24/2025	e-mail	David G. Rhodes		Appendix R	single exit/stairway	Opposition for single exit/stairway	Appendix R was removed. Table 1006.3.4(1) was amended and Section 1006.3.4.2 was added.
PC26-46	9/24/2025	e-mail	Jacquelline Paige		Appendix R	single exit/stairway	Support for single exit/stairway	Appendix R was removed. Table 1006.3.4(1) was amended and Section 1006.3.4.2 was added.

PC26-47	9/24/2025	e-mail	Andrei Harwell		1. Appendix R 2. Appendix R Section 5.2.4.3.1	1. single exit/stairway 2. Apartment Initial Full Alarm Assignment Capability	1. Support for single exit/stairway, but supports this measure for up to 4 stories instead of 6. 2. Does not support	Appendix R was removed. Table 1006.3.4(1) was amended and Section 1006.3.4.2 was added.
PC26-48	9/24/2025	e-mail	Lisa Sawin		Appendix R	single exit/stairway	Support for single exit/stairway	Appendix R was removed. Table 1006.3.4(1) was amended and Section 1006.3.4.2 was added.
PC26-49	9/24/2025	e-mail	David G. Rhodes		Appendix R	single exit/stairway	Opposition to single exit/stairway	Appendix R was removed. Table 1006.3.4(1) was amended and Section 1006.3.4.2 was added.
PC26-50	9/28/2025	e-mail	Jerome Silber		Appendix R	single exit/stairway	Support for single exit/stairway	Appendix R was removed. Table 1006.3.4(1) was amended and Section 1006.3.4.2 was added.
PC26-51	9/30/2025	e-mail	Anne K. Cheng		Appendix R	single exit/stairway	Opposition for single exit/stairway	Appendix R was removed. Table 1006.3.4(1) was amended and Section 1006.3.4.2 was added.
PC26-52	9/30/2025	e-mail	Jonathan Metcalf - Integrity		Appendix R	single exit/stairway	Support for single exit/stairway and opposition to additional restrictions/requirements for implimentation	Appendix R was removed. Table 1006.3.4(1) was amended and Section 1006.3.4.2 was added.
PC26-53	10/1/2025	e-mail	Walter Summers		1. 1103.8.2 2. 1103.8.1	1. Exception; interconnection 2. Exceptions; Group R-2 occupancies	1. Change date from October 16, 1989 to January 1, 1990 to match CGS 29-453(c)(4) 2.Change date; Fire code adoption date was May 1, 1999	1. No change was made. 2. No change was made.
PC26-54	10/2/2025	e-mail	Rep. Tony Scott		Appendix R	single exit/stairway	Opposition to single exit/stairway	Appendix R was removed. Table 1006.3.4(1) was amended and Section 1006.3.4.2 was added.
PC26-55	10/6/2025	e-mail	Rose-Marie de Rensis		Appendix R	single exit/stairway; fire safety	Opposition to single exit/stiarway; shortage of fire inspectors; single stairway creates risk	Appendix R was removed. Table 1006.3.4(1) was amended and Section 1006.3.4.2 was added.
PC26-56	10/6/2025	e-mail	Daniel Longhurst		Appendix R	single exit/stairway	Recommends amending rule to include larger towns/cities	Appendix R was removed. Table 1006.3.4(1) was amended and Section 1006.3.4.2 was added.
PC26-57	10/7/2025	e-mail	Peter Harrison on behalf of the Regional Plan Association		Appendix R	single exit/stairway	General support to single exit/stiarway. Opposition to additional requirements put on fire departments. Recommends maximum building height be reduced to four stories without any additional restrictions/requirements.	Appendix R was removed. Table 1006.3.4(1) was amended and Section 1006.3.4.2 was added.
PC26-58	10/8/2025	e-mail	Junhyun Lim		Appendix R	single exit/stairway	Support for single exit/stairway	Appendix R was removed. Table 1006.3.4(1) was amended and Section 1006.3.4.2 was added.
PC26-59	10/8/2025	e-mail	Alysha Gardner on behlaf of Partnership for Strong Communities		Appendix R	single exit/stairway	Support for single exit/stairway. Recommends maximum building height to be four stories without additional restrictions/requirements.	Appendix R was removed. Table 1006.3.4(1) was amended and Section 1006.3.4.2 was added.
PC26-60	10/8/2025	e-mail	Alex Horowitz on behalf of The Pew Charitable Trusts		Appendix R	single exit/stairway	General support for single exit/stairway. Recommends the following changes: 1. Remove mandate/requirement that only allows single exit/stairway in jurisdictions with high levels of fire dept. staffing 2. Remove requirement that construction only be allowed if the first-due engine arrives in four minutes 90% of the time 3. Removal of additional restrictions/requirements	Appendix R was removed. Table 1006.3.4(1) was amended and Section 1006.3.4.2 was added.
PC26-61	10/8/2025	e-mail	Peter McGuinness		Appendix R	single exit/stairway	Opposition to single exit/stairway	Appendix R was removed. Table 1006.3.4(1) was amended and Section 1006.3.4.2 was added.
PC26-62	10/9/2025	e-mail	Office of the State Fire Marshal				Edits to the following sections and tables: Table109.2© Section 203.7.4.4 Section 1031.2 Section 1031.2.1 Section Table 906.1 Section 1013.2 Table 1020.2 Section 1103.10 Section 1103.10.1 Section 1103.10.1.1 Section 1103.10.31.2	Corrections made.
PC26-63	10/10/2025	e-mail	Jim Perras, Esq. on behalf of Home Builders and Remodelers Association of Connecticut (HBIRA-CT)		Appendix R	single exit/stairway	General support for single exit/stairway. Opposes additional requirements for fire department staffing and equipment.	Appendix R was removed. Table 1006.3.4(1) was amended and Section 1006.3.4.2 was added.
PC26-64	10/10/2025	e-mail	Zach Oberholtzer		Appendix R	single exit/stairway	Support for single exit/stairway	Appendix R was removed. Table 1006.3.4(1) was amended and Section 1006.3.4.2 was added.
PC26-65	10/10/2025	e-mail	Joseph H. Versteeg - Versteeg Associates, LLC		1. Section 503.1.4 2. Section D103.1 3. Section D105.2 4. SectionD105.3 5. Section D106.2 6. Section D106.3	Proposes various edits to the listed code sections		No changes made.
PC26-66	10/10/2025	e-mail	Casey Moran		Appendix R Section 5.2.4.3.1	single exit/stairway	Support for single exit/stairway	Appendix R was removed. Table 1006.3.4(1) was amended and Section 1006.3.4.2 was added.
PC26-67	10/10/2025	e-mail	Roger K. Nelson - Deputy Chief; Bloomdfield Center Fire District		Appendix R	single exit/stairway	Opposes single exit/stairway	Appendix R was removed. Table 1006.3.4(1) was amended and Section 1006.3.4.2 was added.
PC26-68	10/10/2025	e-mail	Stephen Smith - Center for Building		Appendix R	single exit/stairway	1. Opposes single exit/stairway code ammendment as is. Recommends total building height be reduced from six to four stories. 2. Opposes self certification form	Appendix R was removed. Table 1006.3.4(1) was amended and Section 1006.3.4.2 was added.
PC26-69	10/11/2025	e-mail	Thomas Broderick		Appendix R	single exit/stairway	Support for single exit/stairway	Appendix R was removed. Table 1006.3.4(1) was amended and Section 1006.3.4.2 was added.
PC26-70	10/11/2025	e-mail	William Crane-Morris		Appendix R	single exit/stairway	Support for single exit/stairway	Appendix R was removed. Table 1006.3.4(1) was amended and Section 1006.3.4.2 was added.
PC26-71	10/11/2025	e-mail	Matthew Mitchell		Appendix R	single exit/stairway	Opposes fire department staffing requirements	Appendix R was removed. Table 1006.3.4(1) was amended and Section 1006.3.4.2 was added.
PC26-72	10/11/2025	e-mail	Chris D'Antonio		Appendix R	single exit/stairway	Support for single exit/stairway. Opposes fire department staffing requirements	Appendix R was removed. Table 1006.3.4(1) was amended and Section 1006.3.4.2 was added.

CT Fire Prevention Code:

Page 3 Section 1.1.1.2(1) – *(Add)* ***1.1.1.2*** *This Code shall* ***not*** *apply to the following:*

(1) Detached one- and two-family dwellings and multiple single-family dwellings attached side-by-side (townhouse as defined in the International Residential Code portion of the Connecticut State Building Code) not more than three stories in height with each dwelling having a separate means of egress.

*Propose add at the end "****except for provisions provide in Section 1.1.1(14)"***
This would maintain the smoke alarm requirement in this section and not contradict State Statute.

Page 17 (Del) Section 1.15.3.1 – should it read 1.15.3(1)? Typo?

1.15.3

It shall be the responsibility of the AHJ to promulgate rules that cover the following:
(1)Criteria to meet the requirements of Section ***1.15***
(2)Review of documents and construction documents within established time frames for the purpose of acceptance or providing reasons for nonacceptance

Page 29 (Del) 10.10.10 Discontinuance – (Del) 10.10.10 Discontinuance. Delete section.

10.10.10* Discontinuance.
The AHJ shall be authorized to require any fire to be immediately discontinued if the fire or smoke generated by such fire is determined to constitute a hazardous condition.

Propose not deleting. This would maintain the local AHJ's authority to require a fire to be extinguished.

Page 53 NFPA 1 50.8.6.4

Generator units that are not vehicle-mounted while in use shall meet the requirements of **50.8.6.4.1** through **50.8.6.4.3**. [**96:**17.6.2]

Propose: Recommend a discussion on Connecticut's definition of vehicle mounted generators.

CT Fire Safety Code

1103.8.2 ***Exception:*** *Interconnection is not required in existing buildings where an installation existed prior to October 16, 1989.*
Proposal : Should read January 1, 1990 to match CGS 29-453(c)(4)

1103.8.1 **Exceptions:** 4. For *existing* Group R-2 occupancies built prior to June 15, 1994 and *existing one- and two-family dwellings* built prior to April 15, 1997, *smoke alarms* are not required in sleeping rooms
Proposal: Should read May 1, 1999. The Fire Code adoption date was May 1, 1999.

2026 CSFSC Changes Needed

10/8/2025

(Add) **Table 109.2(c) Frequency of Inspections. Occupancy Classifications IFC vs NFPA.**

NFPA Occupancy Classification	ICC Occupancy Classification	Frequency
Assembly	A-1	Annual
	A-2	Annual
	A-3	Every 2 years
	A-4	Every 3 years
	A-5	Every 3 years
Ambulatory Health Care	Business (B)	Every 2 years
Educational	Educational (E)	Annual
Daycare	Educational (E)	Annual
	1-4	Annual
	R-3	Annual[ab]
Healthcare	I-2	Annual
Detention & Correctional	I-3	Annual
Residential Board & Care	I-1	Annual
	R-3	Annual
	R-4	Annual
One- & Two-Family Dwelling	R-3	NR[ab]
Lodging or Rooming Houses or Bed & Breakfasts	R-1	Annual
	R-3	Annual
Hotels	R-1	Annual
	R-2	Annual
Apartment & Dormitories	R-2	Annual
Mercantile	Mercantile (M)	Every 3 years
	M – Selling Fireworks (1.4g)	Annual
Business	Business (B)	Every 3 years
	B - Medical	Every 2 years
	B - College	Every 2 years
	R-3 – In Home	NR[ab]
Industrial	F-1	Every 4 years
	F-2	Every 4 years
	R-3 - In Home	NR[ab]
	S-1	Every 3 years

Commented [JD1]: Added footnotes to Daycare R-3 inspection. If in a single family, exempt from CSFSC. Foot a and b detail the exemption

Commented [JD2R1]: Changed 907.2.11 to 29-305

Storage	S-2	Every 4 years
No separate occupancy, assigned to applicable occupancy	H-1	Annual
	H-2	Every 2 years
	H-3	Every 3 years
	H-3 – Selling Fireworks (1.4g)	Annual
	H-4	Every 4 years
	H-5	Every 4 years
No separate occupancy, assigned to applicable occupancy.	Utility (U) - Miscellaneous	Every 4 years

NR – Not required

a. If an R-3 occupancy is located in a mixed-use building, inspection is required annually.

b. Buildings that contain a maximum of two *dwelling units* and no other occupancies are specifically exempted by section 29-292 of the Connecticut General Statutes from the jurisdiction of this code, except for the specific smoke detection and warning equipment in accordance with ~~907.2.11~~ section 29-305 of the Connecticut General Statutes.

(Amd) **203.7.4.4** ~~**Institutional Group I-4, family child day care.** A *group child care home*, as described in subsection (a)(2) of section 19a-77 of the Connecticut General Statutes, that operates in *dwelling unit* within a one-family or two-family residence in accordance with the licensing and regulatory requirements of the Office of Early Childhood shall be classified as Group R-3 or shall comply with the *International Residential Code* portion of the Connecticut State Building Code.~~

(Amd) **203.7.4.4 Family child care home.** A *family child care home*, as described in subsection (a)(3) of section 19a-77 of the Connecticut General Statutes, that operates in *dwelling unit* within a one-family or two-family residence in accordance with the licensing and regulatory requirements of the Office of Early Childhood shall be classified as Group R-3 or shall comply with the *International Residential Code*.

Exception: Pursuant to section 19a-87b of the Connecticut General Statutes, a *family child care home* that operates within a *dwelling unit* in a Group R-2 occupancy shall be classified as part of the primary occupancy.

(Add) **203.7.4.5. Group child care home.** A *group child care home*, as described in subsection (a)(2) of section 19a-77 of the Connecticut General Statutes, that operates in *dwelling unit* within a one-family or two-family residence in accordance with the licensing and regulatory requirements of the Office of Early Childhood shall be classified as Group R-3 or shall comply with the *International Residential Code*.

Commented [JD3]: Comes from CSBC. Mistake on this section. This section moved down to 203.7.4.5

Commented [JD4]: Language from CSBC. Family and Group child care homes have been added and revised in collaboration with OEC licensing requirements.

Commented [JD5R4]: Was 203.7.4.4 and changed to 203.7.4.5

(Amd) **1031.2 Where required.** In addition to the *means of egress* required by this chapter, *emergency escape and rescue openings* shall be provided in the locations described in Sections 1031.2.1 through 1031.2.~~5~~6. Such openings shall open directly into a *public way* or to a *yard* or *court* that opens to a *public way*, or to an egress balcony that leads to a public way.

Exception: Storm shelters are not required to comply with this section where the shelter is constructed in accordance with ICC 500.

Commented [JD6]: 1031.2.1 exception 4 moved underneath this section as exception. Such openings sentence also added to 1031.2. These lines were deleted from 1031.2.1

(Add) **1031.2.1 Basements.** *Basements* and sleeping rooms below the fourth *story above grade plane* shall have not fewer than one *emergency escape and rescue opening* in accordance with this section. Where *basements* contain one or more sleeping rooms, an *emergency escape and rescue opening* shall be required in each sleeping room, but shall not be required in adjoining areas of the *basement*. ~~Such openings shall open directly into a public way or to a yard or court that opens to a public way, or to an egress balcony that leads to a public way.~~

Exceptions:

1. *Basements* with a ceiling height of less than 80 inches (2032 mm) shall not be required to have *emergency escape and rescue openings*.
2. *Emergency escape and rescue openings* are not required from *basements* or sleeping rooms that have an *exit* door or *exit access* door that opens directly into a *public way* or to a *yard*, court or exterior egress balcony that leads to a *public way*.
3. *Basements* without *habitable spaces* and having not more than 200 square feet (18.6 m^2) in floor area shall not be required to have *emergency escape and rescue openings*.
4. ~~Storm shelters are not required to comply with this section where the shelter is constructed in accordance with ICC 500.~~
4. Within individual *dwelling* and *sleeping units* in Groups R-2 and R-3, where the building is equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, *sleeping rooms* in *basements* shall not be required to have *emergency escape and rescue openings* provided that the basement has one of the following:
    5.1. One *means of egress* and one *emergency escape and rescue opening*.
    5.2. Two *means of egress*.

(Amd) **TABLE 906.1**

ADDITIONAL REQUIRED PORTABLE FIRE EXTINGUISHERS

Amed fifth row as follows:

~~**309.4**~~ **309.5**	Powered industrial trucks

(Amd) **1013.2 Low-level exit signs.** Where *exit* signs are required from a room or space in Group R-1 occupancies, Group I-2 occupancies, and Group R-2 dormitories ~~occupancies~~ by Section 1013.1, additional low-level *exit* signs shall be provided at doors within *exit access corridors* serving *guest rooms* in Group R-1 occupancies, patient and client sleeping areas of Group I-2 occupancies, and ~~sleeping areas and *dwelling units*~~ in Group R-2 dormitories ~~occupancies~~ and shall comply with Section 1013.5.

The bottom of the sign shall be not less than 10 inches (254 mm) nor more than 12 inches (305 mm) above the floor level. The sign shall be flush mounted to the door or wall on the same plane as the door. Where mounted on the wall, the edge of the sign shall be within 4 inches (102 mm) of the door frame on the latch side.

Exception:

1) Low-level exit signs are not required in Group R-1 occupancies, I-2 occupancies, and R-2 dormitories ~~occupancies~~ when the building is equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1 or 903.3.1.2.
2) *Group R-1 bed and breakfast establishments*

(Amd) **TABLE 1020.2**
CORRIDOR FIRE-RESISTANCE RATING

OCCUPANCY	OCCUPANT LOAD SERVED BY CORRIDOR	REQUIRED FIRE-RESISTANCE RATING (hours)	
		WITHOUT automatic SPRINKLER SYSTEM	WITH automatic SPRINKLER SYSTEM [c]
H-1, H-2, H-3	All	Not Permitted	1
H-4, H-5	Greater than 30	Not Permitted	1
A, B, E, F, M, S, U	Greater than 30	1	0
R	Greater than 10	Not Permitted	0.5 [c] / 1 [d]
I-2 ~~[d]~~ [a]	All	Not Permitted	0
I-1, I-3	All	Not Permitted	1 [b, c]
I-4	All	1 [e]	0

a. For requirements for occupancies in Group I-2, see Sections ~~1~~407.2 and ~~1~~407.3 of the International Building Code portion of the Connecticut State Building Code.

b. For a reduction in the *fire-resistance rating* for occupancies in Group I-3, see Section ~~1~~408.8 of the International Building Code portion of the Connecticut State Building Code.

c. *Buildings* equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1 or 903.3.1.2 where allowed.

Commented [JD7]: Recommend change based on 2009 amendment to the 2005 CSFSC:

2009 amendment to the 2005 CSFSC Part III (Add) **1011.1.1 Floor proximity exit signs.** [In addition to the] Where exit signs are required by [Sections] Section 1011.1 [and 1011.1.2] of this code, exit access doors and exit doors shall additionally be marked by floor proximity exit signs in Group A occupancies with an occupant load of more than 300, Group B medical occupancies, Group I-1 occupancies, Group I-2 occupancies, Group R-1 hotels and motels and Group R-2 dormitories.

As a note, this was CT specific added code language first appearing in the 2005 CSFSC/CSBC. The 2012 IFC/IBC model codes were the first model codes to address this only for R-1 occupancies (transient). Model codes have never required for the other occupancies. The 2016 CSFSC/CSBC changed the language to how it appears in the 2022 CSFSC/CSBC for R-2 occupancies.

However, I believe our intent was always R-2 dormitories only and not all R-2 occupancies since not all R-2 are transient.

Commented [JD8]: Need to discuss this. We do not see a reason to install these within the sleeping areas, rooms, or dwelling units.

Commented [JD9]: Added in exception from model code language

Commented [JD10R9]: Recommend change based on 2009 amendment to the 2005 CSFSC above.

If 2024 IFC/IBC model code is giving exception for sprinklered R-1, we feel we can do the same for sprinklered I-2 and R-2 dormitories. However, we will leave main section in to address any existing R-1, R-2 dormitories, or I-2 occupancies that were not fully sprinklered.

We have a copy of the 2024 IFC/IBC Code Change Proposal with the reason statement and committee statement for the R-1 occupancies if needed for review.

Commented [JD11]: Change 1-2 footnote to a and correct 1407.2 and 1407.3 to 407.2 and 407.3. Add IBC portion of CBSC

d. Group R-3 and R-4 *buildings* equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.3. See Section 903.2.8 for occupancies where *automatic sprinkler systems* are permitted in accordance with Section 903.3.1.3.

e. For Group I-4 day care facilities that satisfy Section 903.2.6, Exception 2, a *corridor fire-resistance rating* of zero (0) shall be permitted.

(Amd) **1103.10 Protection from hazards.** Designated hazardous areas shall be protected in accordance with Section 1103.10.1~~.1~~ through 1103.10.3~~1.3~~ and Section 509 of the *International Building Code* portion of the Connecticut State Building Code.

Commented [JD12]: Correct numbering issues and added Group A to 1103.10.1

(Add) **1103.10.1 Group A.** In Group A occupancies built prior to January 1, 2006, rooms containing high-pressure boilers, refrigerating machinery of other than the domestic type, large transformers, or other service equipment subject to explosion shall be separated from the other parts of the building by minimum 1-hour rated *fire barriers* or protected by an automatic extinguishing system. Such rooms shall not be located directly under or abutting required *exits*.

(Add) **1103.10.2 ~~1.1~~ Group E and I.** In occupancies in Group E and I built prior to January 1, 2006, rooms or spaces containing maintenance shops, including woodworking and painting areas, or combustible or flammable supplies or processes deemed hazardous by the *fire code official*, shall be provided with 1-hour fire-rated separation and protection by an automatic extinguishing system.

(Add) **1103.10.3~~1.2~~ Protection from hazards and incidental uses.** Incidental uses shall be protected in accordance with Section 509 of the International Building Code. In *existing building* built prior to January 1, 2006, the 2022 CSFSC Part IV protection of hazards occupancy requirements shall be permitted.

Commented [JD13]: Added in pointer back to Part IV for existing prior to 1/1/2006. My take is the CSBC Section 509 is more stringent than what was allowed in Part IV.

Commented [JD14R13]: Storage rooms are also no longer included under CSBC Table 509.

DEPARTMENT OF ADMINISTRATIVE SERVICES

PROPOSED CHANGE OF THE CONNECTICUT STATE BUILDING CODE AND FIRE SAFETY CODE

DATE SUBMITTED: 04/14/2024

CODE INFORMATION

Proposed change to: ☐ Building Code ☑ Fire Safety Code

Code section(s): 503.1 through 503.6 & Appendix D

PROPONENT INFORMATION

Name: Joseph Versteeg Representing: Self

Telephone: 860-480-3951 Email: josephversteeg@gmail.com

Address: 86 University Drive Torrington CT 06790

Street Address *Town* *State* *Zip Code*

PROPOSAL INFORMATION

Description of change and reason for change (attach additional information as needed):

Replace all 2024 IFC text with the current text within CFSC- Part III

Proposed text change, addition or deletion (attach additional information as needed):

Supporting data and documents (attach additional information as needed)

Attached.

☐ **This Proposal is original material.** (Note: Original material is considered to be the submitter's own idea based on or as a result of his/her own experience, thought or research and, to the best of his/her knowledge, is not copied from another source.)

☑ **This Comment is not original material, its source (if known) is as follows:** (such as material / code development proposal from a prior development cycle or proposal submitted to model code committee etc.)

CFSC-Part III

☑ **I would like to make an in-person presentation of my proposal.**

Release

I hereby grant the State of Connecticut full rights to the use of this material without benefit to me, including, but not limited to, publication and reproduction rights.

Proponent's Signature Joseph Versteeg **Printed Name**

PLEASE EMAIL (PREFERRED) TO DAS.CodesStandards@CT.GOV OR MAIL OR FAX (SEE BELOW)

Department of Administrative Services
Office of the State Building Inspector
450 Columbus Boulevard, Suite 1303
Hartford, CT 06103
Tel: 860-713-5900 Fax: 860-713-7410
Affirmative Action/Equal Opportunity Employer

Versteeg Associates, LLC - Code Change Justification

Re: Sections 503.1 through 503.6 & Appendix D

Historical Background

Connecticut first established uniform statewide requirements for fire apparatus access roads in new construction and existing premises with the adoption of Part V of the 2005 Connecticut Fire Safety Code based on NFPA 1. The requirements continued unchanged with the adoption of the 2010 and all subsequent Connecticut State Fire Prevention Codes, also based on NFPA 1.

During the same time frame, the requirements for fire apparatus access roads within the Part III of the 2005 and 2015 Connecticut Fire Safety Codes were deleted, establishing the Connecticut State Fire Prevention Code as the sole document governing this topic.

In 2018, the requirements for access roads were not deleted from Part III of the Connecticut Fire Safety Code and were also retained in the Connecticut State Fire Prevention Code resulting in different requirements applicable to new construction under the Fire Safety Code and existing premises under the Fire Prevention Code. Having the requirements for fire apparatus access roads in both documents seemed to make sense however, since Part III of the Fire Safety Code is based on an ICC source document and the Fire Prevention Code is based on an NFPA source document the Connecticut Codes contained similar but different requirements.

Due to the differing and often more restrictive requirements in the 2018 CFSC Part III, many new construction projects required a modification request be applied for to use the more definitive requirements of the Fire Prevention Code in lieu of those in the Fire Safety Code; the majority of which were approved by the State Fire Marshal.

This prompted the replacement of the requirements in the 2022 CFSC Part III based on the IFC with the text from the Fire Prevention Code based on NFPA 1. In doing so, the requirements for fire department access roads remained consistent from their first appearance in Connecticut Codes in 2005 to the present; except for the short span that the 2018 CFSC Part III was in effect during which time those requirements were readily modified by OSFM.

Consequences of Retaining the IFC Requirements

By not maintaining consistent fire department access road requirements established in prior Codes, countless projects approaching the building permit application phase after having barely survived extremely contentious wetland and zoning hearings with site plans based on the NFPA 1 version requirements would be forced to resubmit prior to these commissions under the newer more restrictive CFSC requirements. In many cases, the membership of the commissions has changed most likely resulting in a denial of a re-application where previously the commissions approved the application by a slim margin. Additionally, many of the denied

wetland and zoning applications were appealed to and overturned by the Superior Court at tremendous legal expense; some lasting as long as five years.

Nothing is more contentious than the affordable or *work force* housing projects in accordance with Section 8-30g of the Connecticut General Statutes especially in affluent communities that oppose such developments. In that the statute exempts the project from compliance with Town zoning rules, the statute requires the Town to demonstrate that the project, if built, negatively effects the health, welfare, and safety of the projects occupants and the community. In towns where opposition to the project is extreme, zoning commissions have rejected the project citing subjective conditions and speculative harm. In almost all of the zoning commission denials appealed to the Superior Court, the Courts have ruled against the Town in favor of the developer clearly stating that compliance with the Connecticut Building and Fire Safety Codes is the standard of care.

Changing the fire department access requirements that have been consistently applied in Connecticut since 2005 will cause extreme hardship. Granted every Code cycle places different or additional requirements on a proposed building design, i.e. sprinkler mandates, increased fire alarm performance, energy efficiency, etc.; all of which can be designed into the project at a cost. This is significantly less impactful than changing the rules governing fire department access applicable at the time of building permit application versus the rules applicable years earlier during the wetlands and zoning phases.

Versteeg Associates
Code Compliance & Fire Safety Consultants

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Torrington, CT 06790
(860) 480-3951
josephversteeg@gmail.com

October 10, 2025

To: Department of Administrative Services
Office of the State Fire Marshal
Email: DAS.CodesStandards@ct.gov

FROM: Joseph H. Versteeg

Re: Public Comment
Proposed 2026 Connecticut Fire Safety Code
Sections 503.1.4, D103.1, D105.2, D105.3, D106.2, and D106.3

Proposed Change.

In the spirit of my Proposed Change of the Connecticut State Building Code and Fire Safety Code, dated 04/14/2024, I seek deletion of the above listed Sections.

Proposed Change Justification.

The following proposed Code sections will have a significant negative impact on all affordable housing developments that have been approved by municipal planning and zoning, wetlands, and architectural commissions, those developments that have been denied by the municipal commission(s) and subsequently that denial was overturned by the Superior Court on appeal, as well as future developments not yet submitted.

The wording in Section 503.1.4 is meaningless at the time of building permit application under the 2026 Code since the constraints and features of the proposed development are not "*Existing*, previously *approved fire department access roads…"* as they never were, "…*approved* by the *fire code official*." This enables the municipality to have an unjust *bite of the apple* at the time of building permit application.

> **503.1.4 Existing fire department access roads.** *Existing*, previously *approved fire department access roads* shall be permitted to remain where the *existing* fire department access is *approved* by the *fire code official*.

The following Code sections represent the views of only one of the two national consensus fire prevention codes and do not take into account the uniqueness of difficult site constraints and topography in Connecticut, as well as how anti-affordable housing proponents have and will

continue to use these more stringent Code requirements as weapon to prevent in affordable housing developments.

D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulder

D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

D105.3 Proximity to building. One or more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144 mm) from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be *approved* by the *fire code official* .

D106.2 Projects having more than 200 dwelling units. Multiple-family residential projects having more than 200 *dwelling units* shall be provided with two separate and *approved* fire apparatus access roads regardless of whether they are equipped with an *approved automatic sprinkler system*.

D106.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

Attached is my initial Proposed Change of the Connecticut State Building Code and Fire Safety Code, dated 04/14/2024

New Canaan Fire Department

Director of Fire Services, Fire Chief Albe Bassett

60 Main St. New Canaan CT. 06840

(203) 594-3153

September 16, 2025

State of Connecticut Department of Administrative Services

Codes and Standards Committee

To the Respected Members of the Committee,

My name is Albe Bassett I am a member of the Connecticut Career Fire Chiefs Association and serve as the Fire Chief for the community of New Canaan.

I am submitting this written testimony in opposition to the proposed language in the Building Code and the Fire Code, which permits the construction of buildings with a single exit stair and relies on a community's fire department to certify that they can use ground ladders or aerial apparatus to serve as a second means of egress.

The testimony of the Joint Council of Fire Service Organizations, which is being submitted to the Committee, offers additional details regarding the fire service's reasoning for opposing these changes, and I support the content.

Very Respectfully,

Fire Chief
New Canaan, CT

October 8, 2025

Comment Intake
Connecticut Department of Administrative Services
Via Electronic Submission

Re: Allowing one stairway for apartment buildings taller than three stories

Thank you for the opportunity to comment on the Connecticut Department of Administrative Services' proposed draft of the 2026 Fire Safety Code. I submit the following comments on behalf of The Pew Charitable Trusts regarding the draft proposal on enabling small apartment buildings taller than three stories with one stairway.

The Pew Charitable Trusts is a global, non-governmental research and public policy organization dedicated to serving the public. We strive to improve public policy by conducting rigorous analysis, linking diverse interests to pursue common cause, and focusing on tangible results. Research on the causes of and potential solutions to the nation's housing shortage has been a priority for Pew in recent years.

We strongly support the intent of the department's proposal to allow small four-to-six story buildings with one stairway. However, based on recent analyses of fire safety requirements and outcomes throughout the country, our assessment is that the proposal as currently drafted is unlikely to succeed in enabling the construction of these buildings throughout the state at a meaningful scale. To enable such buildings to fulfil their potential to help alleviate Connecticut's housing shortage, improve affordability, reduce homelessness, and improve fire safety, a number of alterations are needed.

First, the requirement that such buildings only be allowed in jurisdictions with the very highest levels of fire department staffing would severely limit potential construction. The 48-inch wide stairway mandate would require additional costs despite the fact that stairway width is not a demonstrated risk factor for fire injury or death in mid-rise apartment buildings. The mandate that each unit have a window facing a fire apparatus access road is highly unusual and would make it challenging to fit four units per floor in single-stair buildings on small lots. We recommend removing these mandates that would make single-stair buildings difficult to construct.

In addition, the requirement that construction only be allowed if the first-due engine arrives within 4 minutes 90% of the time is also unprecedented -- few if any fire departments can meet this standard. The largest 100 fire departments in the U.S. have a response time

averaging 5.1 minutes. In Connecticut, there are multiple fire departments with average or median response times between 4 and 6 minutes, but no department had a response time of 4 minutes 90% of the time for residential fire incidents between 2012-2022. This requirement is overly prohibitive, and we would recommend it also be removed.

Pew has conducted an extensive examination of fire-safety in single-stair buildings. Research that Pew and the Center for Building in North America (CBNA) published in February 2025 found that there is no additional fire death risk in single-stair buildings.[1] New York City and Seattle are the only two U.S. cities that have allowed single-stair buildings for decades. The Pew/CBNA analysis reviewed every fire death in both cities going back nearly 12 years. There was not a single fire death caused by the lack of a second stairway in either city over the entire time period. See table 1 for the New York City results:

Table 1. New York City's Fire Death Rates Are the Same in Single-Stair Buildings as in Other Residential Buildings

Total* fire f*atalities and fatality rate, by building type, Nov. 12, 2012-March 21, 2024

	Single-stair, 4-6 story	All other residential
Total Fatal Fires	2	345
Total Fire Deaths	3	465
Number of buildings	4,440	763,393
Total dwelling units	27,875	3,660,076
Occupant-years of experience	617,801	102,489,392
Fire Death Rate per Occupant-Years of Experience	5 per million	5 per million

Note: The single-stair four- to six-story building category includes New York City residential buildings that researchers believe have one stairway, because they were built since 1968 (the onset of the single-stair allowance's 2,000 square feet option); have at least three units (to trigger the sprinkler requirement); have an average floor area of 2,000 square feet or less (the maximum for the most common single-stair allowance); are on a lot that according to zoning district should allow upper stories of not more than 2,000 square feet; and have four to six stories.

Difference in unrounded fire death rates not statistically significant according to Chi-squared test to compare incidence rate difference, with p-value = 0.9066

"Primary Land Use Tax Lot Output (Pluto)". Queries of Blazer Dataset. Blazer Database

There were four total fire deaths in New York City and Seattle single-stair buildings over the nearly 12-year period studied. All four occurred in unit, the fire deaths did not escape the unit of origin, and egress from the building was not a factor in any of the fire fatalities.

While the February 2025 report establishes conclusively that there has not been any added fire death risk from single-stair design, new research published in September 2025 by Pew demonstrates that allowing single-stair construction can also have the effect of actually

[1] The Pew Charitable Trusts and Center for Building in North America, February 2025, "Small Single-Stairway Apartment Buildings Have Strong Safety Record," https://www.pew.org/en/research-and-analysis/reports/2025/02/small-single-stairway-apartment-buildings-have-strong-safety-record.

improving fire safety.[2] The primary reason is that modern apartments are by far the safest housing type, and enabling more of them to be built enables more individuals and families to live in the safest form of housing. See Table 2.

Table 2: The Fire Death Rate in Modern Apartments Was Less Than One-Sixth the Death Rate in Other Housing Types

Multifamily homes built in 2000 or later were safer than other housing in 2023

	Single-family homes	Older multifamily (built before 2000)	Modern multifamily (built in 2000 or later)
Fatal fire incidents	1,641	308	20
Deaths	1,985	369	23
Share of fatal fires	83%	16%	1%
Share of fatal fire deaths	84%	16%	1%
Share of housing stock	74%	19%	7%
Share of Americans living in each type of housing	80%	15%	6%
Number of occupants	259,510,510	47,944,526	18,904,677
Annual fire death rate, per million occupants	7.6	7.7	1.2***

Note: ***(P-value) The lower rate of fire deaths in modern apartments was a highly statistically significant difference, when compared with both single-family and older multifamily death rates ($p < 0.001$).

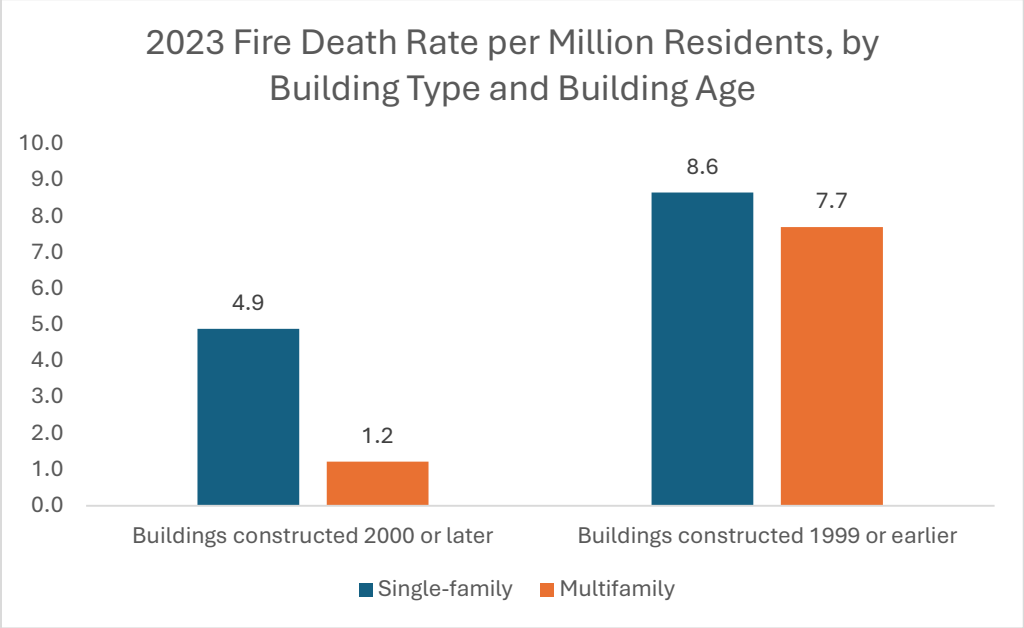
Source: Pew analysis of 2023 National Fire Incident Reporting System and Home Fire Fatalities in the News datasets; U.S. Census Bureau, "American Community Survey, Table B25033: Total Population in Occupied Housing Units by Tenure by Units in Structure," 2023 one-year estimates; U.S. Census Bureau, "American Community Survey, Table B25127: Tenure by Year Structure Built by Units in Structure," 2023 one-year estimates

While new housing of any type is much safer than old housing, modern apartments are the safest by far. See Figure 1.

[2] The Pew Charitable Trusts, September 2025, "Modern Multifamily Buildings Provide the Most Fire Protection," https://www.pew.org/en/research-and-analysis/issue-briefs/2025/09/modern-multifamily-buildings-provide-the-most-fire-protection.

Figure 1: Modern Multifamily Buildings Were Significantly Safer, Even When Compared With Single-Family Buildings of Similar Age

The 2023 fire death rate in modern multifamily buildings was less than one-fourth the death rate in single-family homes built after 2000



Note: All rate differences were statistically significant.

Source: Pew analysis of 2023 National Fire Incident Reporting System and Home Fire Fatalities in the News datasets; U.S. Census Bureau, "American Community Survey, Table B25033: Total Population in Occupied Housing Units by Tenure by Units in Structure," 2023 one-year estimates; U.S. Census Bureau, "American Community Survey, Table B25127: Tenure by Year Structure Built by Units in Structure," 2023 one-year estimates

This trend held in Connecticut as well as nearby states. See Table 3.

Table 3: In Northeast, New Multifamily Housing Was Much Safer Than Other Homes

In 2023, this pattern held across nearly all states examined throughout U.S.

State	Fire death rate, single-family, per million residents	Fire death rate, older multifamily (1999 or earlier), per million residents	Fire death rate, newer multifamily (2000 or later), per million residents
CT	6.4	9.9	0.0
MA	5.8	4.7	0.0
ME	10.6	7.5	0.0
NJ	7.3	8.2	1.7
NY	7.9	7.4	2.3
RI	6.5	3.2	0.0

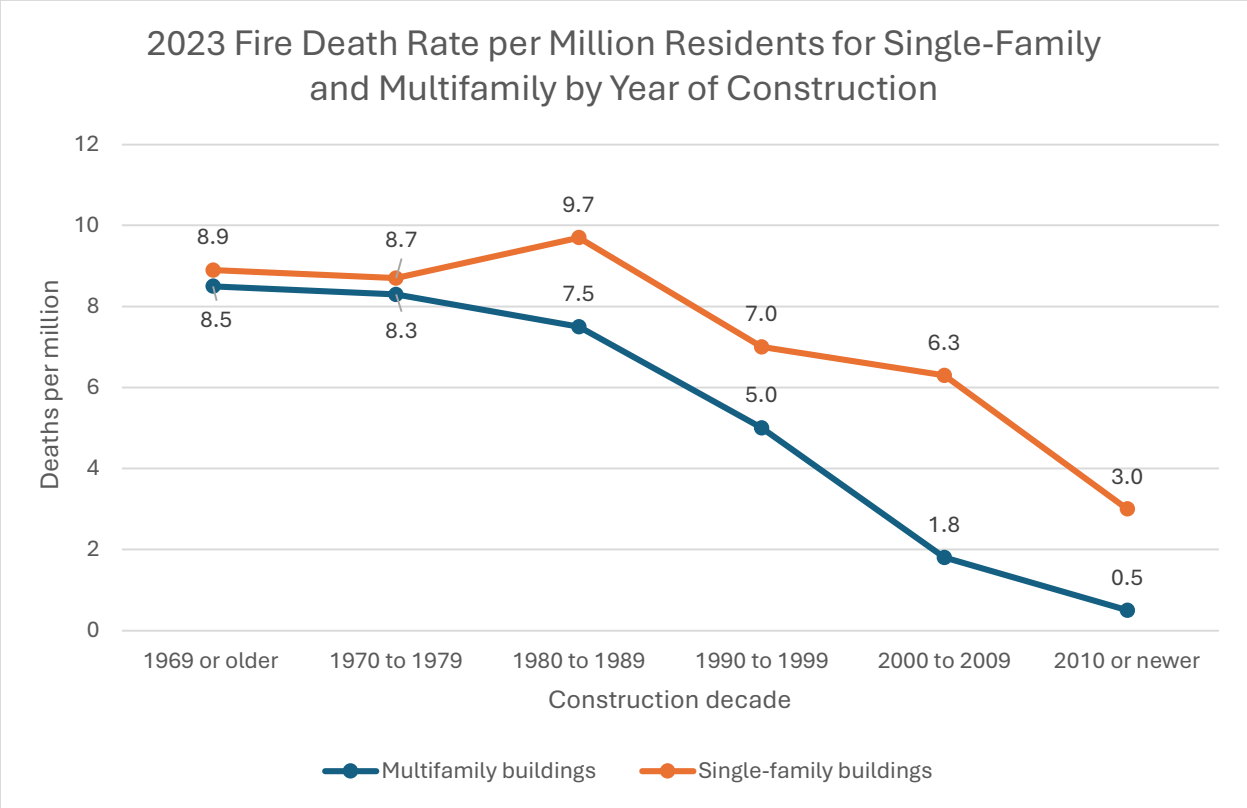
Note: Results include National Fire Incident Reporting System (NFIRS) and Home Fire Fatalities in the News (USFA Media) for 2023 and earlier, but only USFA Media for 2024 because NFIRS data for 2024 was not available at time of analysis. For more complete detail, see https://www.pew.org/en/research-and-analysis/issue-briefs/2025/09/modern-multifamily-buildings-provide-the-most-fire-protection. Connecticut's results cover all 73 publicly recorded residential fire fatalities that occurred from 2022-2024. A fire death rate of 0.0 indicates no fire deaths.

Source: Pew analysis of National Fire Incident Reporting System and Home Fire Fatalities in the News datasets; U.S. Census Bureau, "American Community Survey, Table B25033: Total Population in Occupied Housing Units by Tenure by Units in Structure," 2023 one-year estimates; U.S. Census Bureau, "American Community Survey, Table B25127: Tenure by Year Structure Built by Units in Structure," 2023 one-year estimates

The gap in safety between modern apartments and older homes is even more stark when we look at apartments built since 2010. The fire death rate in pre-1970 single-family homes was 18 times higher in 2023 than the fire death rate in post-2010 apartments. See Figure 2.

Figure 2: New Multifamily Building Fire Safety Has Improved Dramatically Over Time

Single-family home fire safety has improved as well, but less than multifamily housing



Note: "Construction decade" refers to the original construction year or the year in which a building was substantially renovated.

Source: Pew analysis of 2023 National Fire Incident Reporting System and Home Fire Fatalities in the News datasets; U.S. Census Bureau, "American Community Survey, Table B25033: Total Population in Occupied Housing Units by Tenure by Units in Structure," 2023 one-year estimates; U.S. Census Bureau, "American Community Survey, Table B25127: Tenure by Year Structure Built by Units in Structure," 2023 one-year estimates

A brief excerpt from the recent report on fire-safety outcomes follows:

“Newly permitted single-stair buildings would, of course, necessarily be modern multifamily housing, with sprinklers, fire-rated walls, noncombustible materials, enclosed stairways, and self-closing doors, as well as other modern safety features. Single-stair buildings would be much safer than the roughly 93% of American homes that are not modern multifamily buildings. In short, legalizing single-stairway construction would meaningfully improve fire safety.”

The regulation as proposed would make single-stair buildings extremely difficult or impossible to construct in Connecticut, and it would be a missed opportunity to improve housing affordability and fire safety. Removing the overly prohibitive provisions outlined above would improve housing affordability and availability while reducing homelessness and boosting fire safety. Allowing four-story single-stair buildings without added limitations or costs, as Vermont and Georgia have done for years, or as New Hampshire did in 2025, would be a far better outcome. But legalizing six-story single-stair buildings with up to four units per floor, or 24 apartments above grade plane, as Montana and Texas did this year, or as New York City and Seattle have done for decades, would do the most to dent the housing shortage, improve affordability, reduce homelessness, and improve fire safety.

Sincerely,

Alex Horowitz
Director, Housing Policy Initiative
The Pew Charitable Trusts

Outlook

2026 Public Comment - Single Stair Housing Reform

From Harwell, Andrei <andrei.harwell@yale.edu>
Date Wed 9/24/2025 3:38 PM
To CodesStandards, DAS <DAS.CodesStandards@ct.gov>

I am writing in support of modified implementation of the reforms passed in House Bill 5524, which calls for modifications to the Connecticut State Building Code to allow for taller single-egress stair buildings.

I support implementation of these reforms called for in the bill, but up to four stories, rather than six, without the proposed new burdensome requirements that most projects and towns will not be able to meet, such as the proposed section 5.2.4.3.1 of Appendix R and section R101.2.18. Raising the maximum single stair building to four stories from three, while maintaining current fire service requirements provides a good balance of additional density without compromising safety.

We are in the midst of a terrible housing crisis in Connecticut. According to the Connecticut Housing Finance Authority, Connecticut needs more than 169,000 units of affordable housing just to satisfy current demand. Implementation of changes that allow for four story buildings to be built with one stair can allow for a more diverse set of "missing middle" housing to be built throughout the state, while also creating valuable business opportunities for smaller scale developers, architects, and contractors to build affordable housing.

As an award-winning licensed architect in Connecticut and New York who has practiced for 25 years, and as a professor of architecture at Yale University, where I teach a nationally recognized affordable housing clinic, I feel strongly that these changes should be implemented.

Sincerely,

Andrei Harwell, AIA, LEED AP BD+C
Executive Director, Yale Urban Design Workshop
Senior Critic, Yale School of Architecture
Lecturer in Law, Yale Law School
203.432.3363

Yale Urban Design Workshop
Yale School of Architecture
@yaleurbandesignworkhop
203.432.3332

2025 Connecticut College Krane Scholar-in-residence
2024 ACSA/AIA Housing Design Education Award
2024 APA CT Special Chapter Award for Yale Urban Design Workshop
2020 AIA CT Excellence in Urban Design and Planning Award for Resilient Bridgeport
2020 APA CT Project Planning Award for Resilient Bridgeport
2017 APA CT Implementation Award for Thames River Heritage Park
2017 AIA Connecticut Honor Award for Fishers Island

Outlook

Fire safety

From Anne Cheng <annekcheng@gmail.com>
Date Tue 9/30/2025 9:29 AM
To CodesStandards, DAS <DAS.CodesStandards@ct.gov>

Dear DAS,

Please hold developers to the highest standards when it comes to building safety, as renters and buyers won't know that their and a fire fighter's safety has been compromised, it will be seen as an architect's style.

Multiple staircases are also needed for choices for passage when multiple people go to & from work, moving days, etc. Not having a street-facing window won't be seen as a safety issue until it's too late.

Thank you for all your good work,
Anne

Anne K. Cheng
MS Ed., MS Instr. Tech.

Outlook

2026 Public Comment

From Beverlee Dacey <bfd257@gmail.com>
Date Tue 9/23/2025 5:51 PM
To CodesStandards, DAS <DAS.CodesStandards@ct.gov>

While many of us nod our heads in disbelief for some of the incomprehensible bills you approve, this single-stair modification is just totally unacceptable. Attempts to justify it from a safety perspective is clearly from those who have never experienced safety matters. From burglary to fires, alternative escape routes are necessary to human survival.

This modification is not to provide more affordable housing, it's to make it easier for developers to secure moore profitable undertakings. Yes, this modification allows for more density. But with more density comes more people vying for that sole escape route during public threat. Would you want to live under those conditions? I'm sure not.

Beverlee Dacey
Easton, CT

Outlook

Support of Fire Safety Code Section 1006.3.4 number 6

From Caitlin Rose <crose@fsc-ct.org>
Date Wed 9/17/2025 10:35 AM
To CodesStandards, DAS <DAS.CodesStandards@ct.gov>

Hello-

I urge you to consider and adopt the single stair reform presented by the State Building Inspector. Single stairways have been a code change adopted by several other states and have increased their capacity to quickly build housing.

The state is far behind the number of homes it needs to house it's constituents. This is a way to ease cost of construction and allow for new, diverse types of homes to be built.

Thank you for your consideration of this testimony-

Caitlin Rose, LMFT she/her
Chief Executive Officer
Friendship Service Center, Inc.
PO Box 1896, New Britain, CT 06051
860-801-8801 (cell)
www.fsc-ct.org

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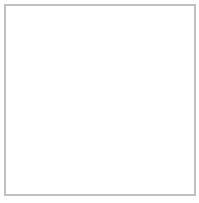
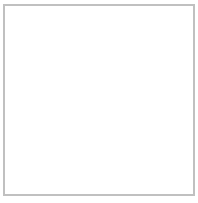
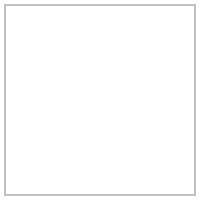




October 10, 2025

Public Comment on Section 5.2.4.3.1 in appendix R – Single Exit Provision

Hello members of the code amendment subcommittee, my name is Casey Moran, I am a Connecticut resident and have myself formerly lived in single stair buildings.

I am a highly interested party in ensuring that Connecticut gets this code amendment correct because of all the places I have lived, the best have by far been single stair buildings. They are humanizing, filled with light and air, fit well into walkable neighborhoods, are safe and are highly affordable. The quality of life difference is so stark that upon hearing that they are actually not allowed in most of the United States, I personally conducted research into the levels of safety of these building types, reviewed studies, and sought to understand population level fire death statistics to understand why the US didn't have these buildings. From that, it became clear to me that single stair buildings, with proper layered fire protections, are some of the safest buildings that can be built and should be properly legalized as soon as possible in Connecticut.

As you are likely aware, in Connecticut 80-90% of annual fire deaths occur in single family/duplex detached dwellings, far in excess of their portion of the building stock in Connecticut. Nationwide, a recent Pew Charitable Trust report found that modern multifamily buildings are the safest buildings to live in from a fire safety perspective with a fraction of deaths as compared to any other building type precisely because of these layered safety measures that older buildings and single family detached dwellings lack.

Therefore, it makes perfect sense for Connecticut to pass this meaningful single exit provision to allow smaller footprint multi-family buildings to be built while maintaining the all important layered fire safety measures which have been so clearly effective. Yet this draft falls far short of the mark.

Let me put it bluntly, the current draft of the Single Exit provision seems purposely written to prevent a single new building from being built under its terms – it is littered with poison pill provisions. Let me take the key issues point by point:

1. The requirement that all bedrooms have a street facing window will obliterate the ability to have multiple residences per floor and will totally pervert the natural design of a quality apartment building. It is most typical in single stair buildings, in my experience, to front the noisy street with communal living space such as a kitchen, dining room, or living room and orient the bedrooms around the rear of the building or along large air shafts where it is quieter. This severely limits the floorplate

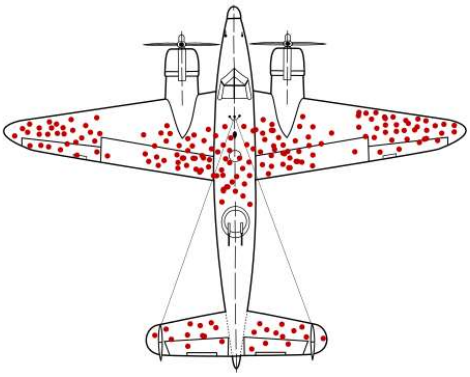
flexibility of a designer and introduces an entirely novel design threshold no other housing type needs to meet. Such a requirement does not exist for single family homes or for dual stair multi-family buildings. This provision should be stripped.

2. The requirement to wrap the building in a driveway for fire truck access fully destroys the appeal of Single Exit buildings. That Single Exit buildings are able to fit into any lot, on any leafy street or along any main street is why they hold such appeal. Creating this arbitrary requirement that they all feature a McDonalds style drive-through in Berlin Turnpike style developments removes the quality of life benefits these buildings provide to families. This provision should be stripped.
3. The requirement that there be no more than two buildings per building lot makes little sense, building lot size are purely administrative in nature. The fire code must set standards for safety. If one building lot is 40,000 square feet it is ridiculous to say you can only build two small buildings on that whole plot of land via the fire code. This provision is unnecessary and should be stripped.
4. The emergency response standards set arbitrary and capricious requirements which not even the largest departments in the country are able to meet. The point of single stair buildings, and fire codes generally, is to set a mesh layered system of fire safety measures to buy time, reduce the spread, automatically douse any flames. When all else fails, the fire department is established to come and do the hard work of battling any remaining fire. Towns retain land use authority and should be empowered to make their own decisions on allowing Single Exit buildings within their jurisdiction without an arbitrary response standard being imposed.
5. The stair width requirement is wider than is necessary at 48". These are low occupancy buildings, the traffic exiting in case of emergency will move to the exists quickly and without interference. Larger stairs lead to more costs and fewer homes.

Now, you can imagine my excitement over the prospect of being able to live in a highly desirable fire safe building! And yet the current draft of the Single Exit code leaves me fearful Connecticut will fail to meet the moment yet again.

Finally, and with great sorrow, this process has lead me to question the qualifications of our State Fire Marshals. There has been much news made about their opposition to this policy which appears grounded in opposition to multi-family buildings generally rather than in supporting fire safety and reducing deaths. To this day I very distinctly recall the 2024 public hearing in which this matter was discussed and an answer to a question has stuck in my mind ever since. A Marshal was asked a question about the safety of buildings in fires. To which the Marshal responded, let me paraphrase: "we find violations when we inspect multifamily buildings, a door propped open, an extension cord being used where it

shouldn't, so in my view multifamily buildings are really the biggest danger we worry about."



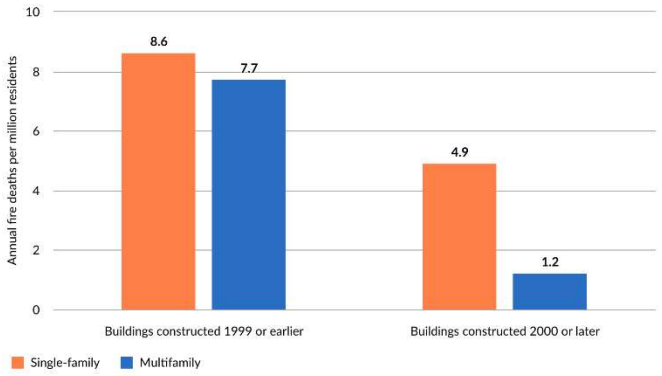
This unfortunately recalls a famous World War Two cautionary tale in which the US Army Air Force sought data to improve the survivability of its planes and would record the bullet holes of returning planes and reinforce where the bullet holes were most prevalent. It was exactly the wrong approach as the planes that didn't return had damage in exactly the inverse locations.

This is an example of sampling bias and the exact bias demonstrated by the Fire Marshall that day. Only multifamily buildings get inspected, only modern multifamily buildings have alarm and sprinkler systems which get inspected annually, only modern multifamily buildings have protected staircases, have fire walls, have stand pipes, and have auto-closing doors. The data is overwhelming, modern multi-family buildings are safe, far safer than even modern single family homes. So it was startling to hear such simplistic scorn heaped on multi- family buildings and their residents by the Fire Marshals entrusted to protect us.

Figure 2

Modern Multifamily Buildings Were Significantly Safer, Even When Compared With Single-Family Buildings of Similar Age

The 2023 fire death rate in modern multifamily buildings was about one-fourth the death rate in single-family homes built after 1999



Note: All rate differences were statistically significant.

Source: Pew analysis of 2023 National Fire Incident Reporting System and Home Fire Fatalities in the News datasets; U.S. Census Bureau, "American Community Survey, Table B25033: Total Population in Occupied Housing Units by Tenure by Units in Structure," 2023 one-year estimates; U.S. Census Bureau, "American Community Survey, Table B25127: Tenure by Year Structure Built by Units in Structure," 2023 one-year estimates

I close with a word of appreciation for the hard work in drafting these codes, for trying to find the correct balance between ensuring housing can be built and ensuring that the code is safe enough to ensure the occupants will live long and healthy lives in their future homes. I trust these comments will be seriously considered, I look forward to reviewing a greatly improved final outcome, and to one day soon living in a brand new single stair building.

Best Regards,

Casey Moran

Hartford, CT

Outlook

2026 Public Comment

From Chris D'Antonio <cdantonio@live.com>
Date Sat 10/11/2025 10:53 PM
To CodesStandards, DAS <DAS.CodesStandards@ct.gov>

Re: 2026 State Fire Safety Code

As somebody we'll informed with and deeply concerned by the state of housing today - particularly its general shortage (which increases costs for everybody) - I know that it's something that needs to be approached from many different angles, the one of which at hand is enabling more flexible residential buildings with single-stair designs. It's not a silver bullet, but it's an important step in the right direction.

I understand that these code updates appear on glance to be a dramatic improvement, bumping up max single stair building heights from 3 to 6 stories while keeping fire safety at the forefront, but I'm concerned that the additional requirements put in place with this code effectively nullify the change by making it virtually impossible for 4-6 story residential buildings to be built in most communities.

In particular, it seems that section 5.2.4.3.1 of Appendix R is of most concern since it requires that the initial full alarm assignment include a minimum 28 staff - from what I've heard, this exceeds the capacity of most fire departments in the CT.

I certainly do not have the knowledge to prove this wrong or to suggest alternatives, but knowing how common modern 4+ story single-stair residential buildings are in much of the world (some significantly taller) and how it's more or less a solved problem with sprinklers and other modern design and fire safety features, I just ask that you consider potential alternatives so that the code can provide sufficient fire safety without being practically untenable.

Thanks,
Chris D'Antonio, Enfield

City of Meriden, Connecticut

Department of Fire and Emergency Services
561 Broad Street, Meriden Connecticut 06450

CRISTINA SCHOECK
Fire Chief

JOHN GALDENZI
Deputy Fire Chief
MICHAEL CLARK
Deputy Fire Chief

BRENDAN NOONAN
GREGORY MCGOVERN
BRIAN PETRUCELLI
STEVEN SCHOECK
Assistant Chiefs
DENNIS CAMPBELL
Fire Marshall

September 13, 2025

State of Connecticut Department of Administrative Services
Codes and Standards Committee

To the Respected Members of the Committee,

My name is Chief Schoeck. I am a member of the Connecticut Career Fire Chiefs Association and serve the City of Meriden.

I am submitting this written testimony in opposition to the proposed language in the Building Code and the Fire Code, which permits the construction of buildings with a single exit stair and relies on a community's fire department to certify that they can use ground ladders or aerial apparatus to serve as a second means of egress.

The testimony of the Joint Council of Fire Service Organizations, which is being submitted to the Committee, offers additional details regarding the fire service's reasoning for opposing these changes, and I support the content.

Very Respectfully,

Cristina Schoeck
Fire Chief

CS:cw

Outlook

Fire safety

From Cynthia Thunem <cynniet@gmail.com>
Date Thu 9/18/2025 7:33 PM
To CodesStandards, DAS <DAS.CodesStandards@ct.gov>

I am deeply concerned that the State of CT is considering reversing long-standing important fire safety codes. A six story building with only one staircase is a recipe for disaster, even in cities where they have appropriate ladders. Residents need more than one egress option when minutes and seconds count. This measure is short-sighted and an unneeded hand-out to developers to cut corners. I've lived long enough to know the risks when corners are cut, and I would hope that any citizen on a committee charged with building safety would know the risks as well. I truly hope that my state does not throw out best safety practices in favor of risky development. Fire Fighters and Fire Marshalls are the best sources of institutional knowledge. They have lived it. Their departments have lived it. They have seen unsuccessful outcomes when fire safety standards have been compromised. Developers and builders should not be making safety decisions. Their interests lie elsewhere. Listen to the professional fire experts. Any other voice is self-serving.

Sincerely,

Cynnie Thunem
06840

Outlook

2026 Public Comment

From Daniel Longhurst <danlonghurst@gmail.com>
Date Mon 10/6/2025 6:04 PM
To CodesStandards, DAS <DAS.CodesStandards@ct.gov>

Hello,

I'm writing to comment specifically on the new regulations around single-exit buildings. This document in particular:
https://portal.ct.gov/das/-/media/das/office-of-state-fire-marshal/2026-osfm-fd-criteria-for-single-exit-buildings.pdf?rev=007c22a1030f41e9bab405a214317b4c&hash=5B226F7B8C26408D9A47A186C4F59281

Connecticut passed this law last year in an effort to increase housing supply. The rules laid out in the proposal limit nearly every town (except the largest ones in the state) from being able to build apartment buildings up to 5 floors. This is not a law passed to help the big cities, it is for the medium and small towns that want to increase housing without resorting to giant developments.

The law presumes that newly built houses catch fire at the same rate as buildings much older. This is simply not backed up by evidence. We know way more about house fires today than we did 30+ years ago, and putting onerous regulations on this builds does nothing to help us build new, safer buildings. There are also many examples of this kind of housing being developed in other states, and they're not seeing a dramatic increase in fires or fire-deaths as a result. Why should Connecticut reinvent the wheel if there are good examples we can use from other states?

Please consider amending this rule to make it so any town in Connecticut can actually allow this kind of construction.

Sincerely,
Daniel Longhurst
Danbury CT

September 13, 2025

State of Connecticut Department of Administrative Services
Codes and Standards Committee

To the Respected Members of the Committee,

My name is Chief David Albert. I am a member of the Connecticut Career Fire Chiefs Association and serve the community of Middletown.

I am submitting this written testimony in opposition to the proposed language in the Building Code and the Fire Code, which permits the construction of buildings with a single exit stair and relies on a community's fire department to certify that they can use ground ladders or aerial apparatus to serve as a second means of egress.

The testimony of the Joint Council of Fire Service Organizations, which is being submitted to the Committee, offers additional details regarding the fire service's reasoning for opposing these changes, and I support the content.

Very Respectfully,

Outlook

1006.3.4 Section 6

From David Antonez <dantonez@hotmail.com>
Date Tue 9/16/2025 8:23 PM
To CodesStandards, DAS <DAS.CodesStandards@ct.gov>

The proposal to eliminate a two exit stairwell requirement in buildings up to six stories is not only foolish and unsafe. It is the equivalent of the accommodation of separate but not equal. Yes, we will approve high density housing projects where you can live but, big BUT, we deem you as unworthy of the cost to install a second escape route for you, your family and friends in the event of a fire. God help anyone that lives in such a project. If passed this will be the legislation that sets the stage for another
Triangle Shirtwaist Factory fire, which occurred on March 25, 1911. Many workers were unable to escape because the exit doors were locked, a common practice at the time to prevent theft and unauthorized breaks, leading to the tragic deaths of 146 workers. Those
that would support such a measure care not about health and safety of the citizens they purport to serve but more about headlines, campaign contributions and developers profits. Shameful that this even got a public hearing but common sense long vacated Hartford.
This is just the latest example.

Sent from my iPhone

Thompsonville Fire Department

35 North Main Street
Enfield, Connecticut 06082-3337
Telephone 860-745-3365 Fax 860-745-1492

Chief of Department

September 13, 2025

State of Connecticut Department of Administrative Services
Codes and Standards Committee

To the Respected Members of the Committee,

My name is David Deskis. I am a member of the Connecticut Career Fire Chiefs Association and serve the community of Thompsonville Fire District #2 Enfield, CT 06082.

I am submitting this written testimony in opposition to the proposed language in the Building Code and the Fire Code, which permits the construction of buildings with a single exit stair and relies on a community's fire department to certify that they can use ground ladders or aerial apparatus to serve as a second means of egress.

The testimony of the Joint Council of Fire Service Organizations, which is being submitted to the Committee, offers additional details regarding the fire service's reasoning for opposing these changes, and I support the content.

Very Respectfully,

Outlook

Objection to "single stair" proposal

From David Rhodes <d_g_rhodes@yahoo.com>
Date Wed 9/24/2025 11:08 AM
To CodesStandards, DAS <DAS.CodesStandards@ct.gov>

The so-called "Desegregate CT" group is pushing for weakening of the fire codes to allow muti-level apartments to have only a single stairwell. Much of their argument is based on the fact that Connecticut needs housing and that this would provide the potential for additional units to be built. They make vague references to similar legislation with no hard data to back up the claims.
Several years ago, a colleague was killed in a fire. I don't know if the presence of an additional exit could have saved him; we never will. However, to build a multifamily building with a single stairwell is an open invitation to disaster. If a fire breaks out between your unit and the exit, there is no way out - period. The additional space required would be equivalent to one large room per floor, not enough for a complete additional unit.
PLEASE, don't weaken the CT fire statutes. They save lives and we have enough sadness in the world already.
Thankyou for your consideration.

~David G. Rhodes
93 Timber Drive
Storrs, CT 06268
860-377-8559

Outlook

2026 Public Comment

From Eli Sabin <Esabin@ctvoices.org>
Date Wed 9/17/2025 8:00 AM
To CodesStandards, DAS <DAS.CodesStandards@ct.gov>

To the State Building Inspector,

Thank you for the opportunity to submit written testimony on the proposed amendments to the State Building, Fire Safety, and Fire Prevention Code. Last year, the General Assembly took an important first step by passing a new law encouraging flexible regulations that allow more buildings to be built with only one staircase. The law directed that the next state building code permit one egress stair in small multifamily buildings of up to four stories and four units, as long as modern safety standards are met. To carry out the intent of this legislation, the 2026 State Building, Fire Safety, and Fire Prevention Code should adopt a strong, statewide single-stair standard that allows more units to be built with one stair, provided safety measures are present. Such reform will open up hundreds of infill lots and allow more varied, family-friendly apartments and condos that are cheaper to build—savings that translate into lower rents and purchase prices—while fitting comfortably into established neighborhoods. National and international data show that modern four- to six-story single-stair buildings equipped with sprinklers are at least as safe as dual-stair construction. By pairing proven safety measures with the more cost-effective single-stair design, Connecticut can preserve life safety and deliver the diverse, more affordable housing its residents urgently need. Connecticut Voices for Children urges the state to adopt a new State Building, Fire Safety, and Fire Prevention Code that reduces the burden of the proposed local self-certification process for towns, allows larger buildings to benefit from the fire suppression requirements applied to 1-2 family homes, and overall encourages single stair construction when safe.

Sincerely,

Eli Sabin
Legislative Coordinator
Connecticut Voices for Children
esabin@ctvoices.org

Outlook

Allowing residential occupancies [up to six stories] to be served by a single-exit stairway

From kazuomz@netzero.net <kazuomz@netzero.net>
Date Wed 9/17/2025 12:12 PM
To CodesStandards, DAS <DAS.CodesStandards@ct.gov>

I urge you not to change the code standard to allow residential occupancies up to six stories to be served by a single-exit stairway. This change would make residents and their visitors less safe, and our representatives should prioritize life and safety. This is not a proper way to make housing more affordable. It is a dangerous path.
Sincerely,
Elizabeth Sweeney
258 Riverside Dr
Fairfield, CT 06824

Outlook

Single-Staircase Apartment Building Proposal

From braungrayson <braungrayson@sbcglobal.net>

Date Wed 9/17/2025 4:27 PM

To CodesStandards, DAS <DAS.CodesStandards@ct.gov>

Cc Jamie Walsh <walshjamesroy@sbcglobal.net>; nicholas.marsan@westportct.gov <nicholas.marsan@westportct.gov>

Good afternoon,

As nearly thirty year residents of Connecticut, my Husband and I are deeply concerned about the proposal to allow single-staircase apartment buildings up to six stories in Connecticut. This proposition prioritizes the profit of developers over the safety of residents.

It is painfully obvious that in an emergency, one staircase simply isn't enough. It limits escape for residents and access for firefighters. If that route is blocked by smoke or fire (think Grenfell Tower) there's no alternative route which puts lives at serious risk.

We urge lawmakers to think carefully before adopting any changes that would compromise egress and firefighter operations.

The safety of our residents should be first and foremost when the state updates building code and fire regulations, especially when expanding to single stairwell developments.

Regards,
Grayson Braun & Jamie Walsh
3 Gorham Avenue
Westport, CT 06880

Grayson Braun
917.363.8921

Grayson Braun
917.363.8921

Outlook

2026 Public Comment

From Hannah Leckman <hhleckman@gmail.com>
Date Wed 9/17/2025 7:59 AM
To CodesStandards, DAS <DAS.CodesStandards@ct.gov>

Single Stair approval would safely help create housing in our state, where there is a dire need. It would promote the building of attractive, smaller multifamily housing which could serve our younger, and our older, populations. Please consider changing the regulations so that this kind of housing can be built. I support the work of Desegregate Connecticut and CONECT (Congregations Organized for a New Connecticut.)

Hannah Leckman
125 Spring Glen Terrace
Hamden, CT 06517

hhleckman@gmail.com

Outlook

2026 Public Comment

From Jacqueline Paige <jpaige210@gmail.com>
Date Wed 9/24/2025 8:03 AM
To CodesStandards, DAS <DAS.CodesStandards@ct.gov>

Dear Legislator,

I am writing in support of House Bill 5524 that was passed in 2024 allowing six stories for single stair buildings. The draft amendments to the State Building Code and State Fire Safety Code essentially make any building of six store single stair buildings impossible and nullify the move forward that 5524 represents.

5524 will unlock more types of homes for middle housing and is the type of building already common worldwide. NYC passed single stair reform in 2012 with no subsequent change in the number of fire related deaths. Virginia, Seattle and Memphis have passed this reform successfully, and this type of building is cheaper to build and will allow significant development on properties near transit hubs.

In fact, new single stair buildings are safer than free-standing single family homes due to their requirement for sprinklers and fire resistant building materials. The new amendments proposed are so restrictive that almost no town in CT can meet them. A fire department has to have a staff of 28 to support the new build - that is bigger than almost every fire department's total staff in the state! Clearly these amendments are to stop Bill 5524 from working, not in support of new development.

Please support this reform and make it workable not the theoretical bill it will be if we accept these amendments !

Jacque Paige
683 Fairfield Beach Road
Fairfield, CT 06824
jpaige210@gmail.com

South Fire District
Office of the Fire Chief

September 15, 2025

State of Connecticut Department of Administrative Services

Codes and Standards Committee

To the Respected Members of the Committee,

My name is James Trzaski, I am a member of the Connecticut Career Fire Chiefs Association and serve the community of South Fire District, City of Middletown.

I am submitting this written testimony in opposition to the proposed language in the Building Code and the Fire Code, which permits the construction of buildings with a single exit stair and relies on a community's fire department to certify that they can use ground ladders or aerial apparatus to serve as a second means of egress.

The testimony of the Joint Council of Fire Service Organizations, which is being submitted to the Committee, offers additional details regarding the fire service's reasoning for opposing these changes, and I support the content.

Very Respectfully,

James Trzaski

Fire Chief

445 Randolph Road | Middletown, CT 06457 | 860-347-6661 | jamestrzaski@southfiredistrict.com

Outlook

Fire code

From jeff jeffbeckerphoto.com <jeff@jeffbeckerphoto.com>
Date Wed 9/17/2025 11:12 PM
To CodesStandards, DAS <DAS.CodesStandards@ct.gov>

In a fire situation, access is key. Developer's profits should not come before the lives of building residents or firefighters. Because people died, standards were tightened. There is NO reason to go backwards. Do we really want more pointless deaths to convince us that the tighter standard of multiple stairways is needed? Please do not allow the construction of fire traps.

Best,

Jeff

Jeff Becker
Jeff Becker Photography LLC
5 Cedar Hill Road
Easton, CT 06612
203.526.4059

https://www.jeffbeckerphotography.com

Outlook

2026 Public Comment - Single Stair

From Jennifer Valentino <JValentino@sheldonoak.org>
Date Wed 9/24/2025 7:48 AM
To CodesStandards, DAS <DAS.CodesStandards@ct.gov>

Greetings,
I'm a former municipal planner and someone who worked in a building department for 18 years and now works in housing development. I am also a CT resident. Given the use worldwide, the modern safety measures now in place and the statistics related to fire safety, that single stair design should be supported and is a housing-problem-solving action!
Best,
Jen Metcalf
Suffield, CT
860.830.7168

Outlook

2026 Public Comment

From Jerry Silber <silberjerry@gmail.com>
Date Sun 9/28/2025 2:48 PM
To CodesStandards, DAS <DAS.CodesStandards@ct.gov>

I am writing to support single stair reform!
Around the world, evidence has shown that single-stair buildings with more floors are no more dangerous. For example, after New York City passed single-stair reform in 2012, the overall rate of fire deaths in its 4,440 modern single-stair buildings remained the same as in other residential buildings, which is to say, extremely low.
Thank you,
Jerome Silber
Stamford Ct.

Outlook

2026 Public Comment

From Jerry Silber <silberjerry@gmail.com>
Date Sun 9/28/2025 2:48 PM
To CodesStandards, DAS <DAS.CodesStandards@ct.gov>

I am writing to support single stair reform!
Around the world, evidence has shown that single-stair buildings with more floors are no more dangerous. For example, after New York City passed single-stair reform in 2012, the overall rate of fire deaths in its 4,440 modern single-stair buildings remained the same as in other residential buildings, which is to say, extremely low.
Thank you,
Jerome Silber
Stamford Ct.

HOME BUILDERS & REMODELERS ASSOCIATION OF CONNECTICUT, INC.
435 Chapel Road, Suite B, South Windsor, CT 06074
Tel: 860-500-7796 Fax: 860-500-7798 Web: www.hbact.org

Your Home Is Our Business

Connecticut Codes and Standards Committee
Written Testimony
October 7, 2025

Subject: Draft 2026 Connecticut State Building Code – Single-Stair Multifamily Reform
Submitted by: Jim Perras, Chief Executive Officer

The Home Builders and Remodelers Association of Connecticut (HBRA-CT) stands as a prominent professional trade association enjoying a robust membership of nearly 900 businesses statewide, collectively employing tens of thousands of Connecticut residents. Our diverse association comprises residential and commercial builders, land developers, remodelers, general contractors, subcontractors, suppliers, and various professionals contributing to our dynamic industry. Each year, our members play a pivotal role in constructing between 70% to 80% of all new homes and apartments in Connecticut, in addition to engaging in countless home remodeling projects. As an integral part of the state's economic landscape, HBRA-CT is committed to promoting excellence and collaboration within our industry, ensuring the growth and vitality of Connecticut's housing sector

Summary Position

We strongly support the legislative intent of Public Act 24-151 (House Bill 5524) to align Connecticut's building code with modern best practices that allow for smaller-scale, code-compliant multifamily buildings. However, we share the concerns outlined by the Regional Plan Association (RPA) that the August 2025 draft language does not achieve this intent.

As currently written, the proposal would impose fire department staffing and equipment requirements so restrictive that very few municipalities—if any—could implement the reform in practice. For example, requiring an initial full alarm response of 28 personnel is well beyond the capacity of nearly all Connecticut fire departments, including those in larger cities such as Meriden and Danbury. Such thresholds risk nullifying the purpose of the reform by rendering new single-stair development functionally infeasible.

Fire Safety Evidence and Code Modernization

Modern building science and real-world data demonstrate that new multifamily housing is safer than any housing ever built, regardless of stair configuration. According to the Pew Charitable Trusts (2025) issue brief, Modern Multifamily Buildings Provide the Most Fire Protection, the age of a building—not its number of stairs—is the strongest predictor of fire fatality risk. Nationally, multifamily buildings constructed after 2010 experience a fire-death rate fifteen times lower than older homes built before 2000.

These improvements stem from stringent code requirements for:
• Fire-rated construction materials;

• Automatic sprinkler systems;
• Self-closing doors and smoke compartmentation; and
• Advanced detection and suppression technologies.

In Connecticut, this trend is especially evident. Between 2022 and 2024, there were zero fire deaths in modern multifamily buildings built since 2000, which currently represent only about 5% of the state's housing stock. Expanding opportunities to build such housing will enhance, not compromise, fire safety.

Recommended Approach

HBRA-CT supports a four-story single-stair allowance, consistent with the 2027 International Building Code (IBC) and without additional local fire service staffing mandates. This framework is widely adopted in peer jurisdictions—including Virginia, Seattle, Minneapolis, and New York City—where similar reforms have safely expanded housing supply without an increase in fire incidents. In New York City, for example, the fire-death rate in new single-stair buildings remains comparable to that of all new residential buildings, both of which are extremely low.

A four-story reform is incremental, implementable, and evidence-based, achieving both public safety and housing policy objectives.

Housing, Economic, and Workforce Benefits

Enabling safe single-stair development would:
• Increase attainable housing supply in locations near transit and job centers;
• Support workforce housing production consistent with the goals of the Homes for Connecticut and Build for Connecticut initiatives;
• Stimulate construction employment and economic growth within the skilled trades; and
• Modernize Connecticut's housing stock, improving both energy efficiency and life safety outcomes.

By contrast, retaining unworkable restrictions will perpetuate the housing shortage and deny communities access to the safest, most up-to-date building technology available.

Conclusion

HBRA-CT respectfully urges the Codes and Standards Committee to adopt a 2026 State Building Code that:

1. Permits four-story single-stair multifamily construction in accordance with the 2027 IBC;
2. Removes impractical staffing thresholds that preclude implementation in most municipalities; and
3. Recognizes that modern multifamily housing provides the highest level of fire protection achievable under current construction standards.

Connecticut can, and should, align its building code with both national best practice and sound fire-safety data. Doing so will advance housing opportunity, economic vitality, and public safety in equal measure.

Respectfully submitted,

Jim Perras
Chief Executive Officer
Home Builders & Remodelers Association of Connecticut
jperras@hbact.org

Outlook

New housing

From joan mccoy <jrmccoy598@sbcglobal.net>
Date Fri 9/19/2025 9:16 AM
To CodesStandards, DAS <DAS.CodesStandards@ct.gov>

Many fire departments have expressed why they are deeply concerned about the proposal to allow single-staircase apartment buildings up to six stories in Connecticut. In an emergency, one exit isn't enough. A single stairwell limits escape for residents and access for firefighters. If that route is blocked by smoke or fire, there's no alternative—putting lives at serious risk.
Thank you. Joe MccoySent from my iPhone

Outlook

Single mean of Egress in R-2

From Edwards, John <john.edwards@wiltonct.gov>
Date Wed 9/3/2025 9:17 AM
To CodesStandards, DAS <DAS.CodesStandards@ct.gov>

I am writing to express my opposition to the proposal allowing single means of egress in Group R-2 apartment houses. This opposition also applies to the alternative single exit design described in Appendix R, Section 1006.3.4
I believe affordable housing is very important, but the creation of it shouldn't be at the expense of public safety.
Respectfully,

John Edwards
Fire Marshal
[Wiltonfire.org]Wilton Fire Department | Office of the Fire Marshal
236 Danbury Road
Wilton, CT 06897
(203) 834-6249

WEST HAVEN FIRE DEPARTMENT

366 Elm Street · P.O. Box 207 · West Haven, Connecticut 06516

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FIRE COMMISSIONERS:

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CHIEF OF DEPARTMENT

WILLIAM S. JOHNSON
DEPUTY CHIEF
ADMINISTRATION

RONALD A. PISANI
DEPUTY CHIEF
OPERATIONS

ROGER SICOTTE
FIRE MARSHAL

September 16, 2025

State of Connecticut Department of Administrative Services
Codes and Standards Committee

To the Respected Members of the Committee,

My name is Roger Sicotte. I am a member of the Connecticut Fire Marshals Association, a local fire marshal and serve the community of West Haven.

I am submitting this written testimony in opposition to the proposed language in the Building Code and the Fire Code, which permits the construction of buildings with a single exit stair and relies on a community's fire department to certify that they can use ground ladders or aerial apparatus to serve as a second means of egress.

The testimony of the Joint Council of Fire Service Organizations, which is being submitted to the Committee, offers additional details regarding the fire service's reasoning for opposing these changes, and I support the content.

Very Respectfully,

Roger Sicotte
Fire Marshal

JOINT COUNCIL OF CONNECTICUT FIRE SERVICE ORGANIZATIONS

REPRESENTING: CT State Firefighter's Association, CT Fire Chiefs Association, Uniformed Professional Firefighters Association, CT Career Chiefs Association, CT Fire Marshals Association, CT Fire Department Instructors Association, CT Fire Mechanics Association

September 16, 2025

To the Respected Members of the Codes and Standards Committee,

The Joint Council of Connecticut Fire Service Organizations (Joint Council) serves to coordinate the diverse positions and varying needs of fire service organizations statewide. Members of the Joint Council represent career and volunteer firefighters, fire marshals, labor, management, fire instructors, and apparatus mechanics. These distinct voices of the Connecticut Fire Service are consolidated and represented collectively by the Joint Council to create more effective and efficient fire protection for the State of Connecticut.

By way of this letter, the Joint Council is adamantly opposed to the various proposals within the State Building and Fire Codes that would permit buildings up to six stories to be constructed with a single exit stairway.

We recognize the unusual position that the Codes and Standards Committee has been placed in, whereas Public Act 24-151 compelled DAS to adopt regulations in support. In fact, we are disheartened that the traditional codes and standards process was not used. However, we must not dwell on the past but look to the future and focus on the process of adopting regulations, like this hearing.

There are many voices within the fire service community, both locally and nationally, that have presented a mixture of common-sense and extremely technical reasons why allowing a single exit stairway (also known as a means of egress) would be a reduction in safety. To keep our position as simple as possible, we offer four (4) major points from which our opposition sources.

1. First, should a building have a single means of egress, and that single egress becomes blocked, untenable, or clogged, it will prevent or drastically reduce occupants' ability to escape.
2. Second, the idea that a fire department aerial apparatus (aka ladder truck) or ground ladders could serve as an alternate egress is unreasonable at best, and entirely unrealistic at worst. Fire department staffing, response times, apparatus capabilities, ability to position apparatus, and numerous other factors are involved before an aerial or ground ladder could even be considered. Additionally, if first-arriving ladders must be deployed to serve as an exit, fewer resources are available to extinguish the fire and perform other fireground functions such as ventilation.
3. Third, asking a local fire chief or similar official to self-certify their department's capabilities to serve as the second means of egress for a single building in a community places the Chief and community in a precarious and unwanted position. It is the equivalent of asking the Chief to certify or verify that his/her department will perform a function that he or she can never fully guarantee. It presents a "Pandora's box" of downstream effects, including but not limited to whether other adjacent construction could be permitted if it interferes with aerial placement, potential liability on the Chief, the need to add staffing, or apparatus, among many other things. We are very comfortable representing that we have not yet encountered a single Fire Chief in Connecticut who currently supports certifying their department.

4. Lastly, the term "single means of egress" could also be considered a "single means of firefighting access". Put differently, the immediate and direct impact of escaping occupants on firefighters' ability to ascend to higher levels for firefighting or rescue is significant. While the interaction of firefighters and escaping civilians can never be entirely avoided in any structure with any amount of means of egress, it is still unwise, inadvisable, and unsafe to intentionally and knowingly create building configurations and situations where escaping occupants are forced into the entry path of firefighters.

As stated before, we understand the predicament of the Committee. We know that you cannot refuse to create parameters, but we urge you to take all actions within your purview to limit the parameters for where these structures could be built.

While we still adamantly oppose any construction of buildings without these basic safeguards of multiple exits, we know you legislatively "have" to propose regulations that permit a single means of egress. Under this premise, given these limitations and parameters of the law, our request to the Committee at this stage of the process is to request that you impose the most stringent certification requirements on departments, essentially intensely limiting locations to areas where only the largest of departments, and those with the highest probability of potentially providing apparatus as a second means of egress, are in place.

In conclusion, please know that the Joint Council recognizes that this hearing is merely one step in a larger process of code adoption, and we stand ready to bring our vibrant concerns and opposition to subsequent phases.

Respectfully submitted - following a unanimous vote of the Joint Council delegates-,

Greg Priest
Joint Council Chair

Outlook

2026 Public Comment

From Jonathan Metcalf <Jonathan@integritymartialarts.com>
Date Tue 9/30/2025 8:23 PM
To CodesStandards, DAS <DAS.CodesStandards@ct.gov>

What you need to know about single-stair reform in Connecticut

Currently, any new residential building in Connecticut taller than three stories must have two staircases, which requires a bigger plot of land and higher construction costs. As a result, most multi-family construction in CT tends to be "double-loaded" buildings—three to four-story, large-footprint apartments with a central hallway, elevator, and two staircases. In 2024, Connecticut passed "single-stair" reform as part of House Bill 5524, instructing the State Building Inspector to modestly raise the maximum height for constructions with one staircase. The goal is to allow for increased density on smaller lots, unlocking more innovative, aesthetically diverse, and affordable "missing middle" housing across the state. Similar reforms have been implemented safely and effectively across the U.S.

In August 2025, as required in the 2024 law, the State Building Inspector released draft amendments to the State Building Code and State Fire Safety Code, establishing the regulations to incorporate taller single-stair buildings. However, these amendments fell short of the law's goals by imposing burdensome requirements. If passed, the amendments would likely not result in *any* new single-stair construction.

Single-stair reform can unlock more types of homes and is already common worldwide.

- Connecticut faces a housing crisis, and single-stair reform is a proven way to create more types of housing. This code reform unlocks smaller development sites that can be used for town
- Single-stair buildings are also central to unlocking infill development near transit in the centers of our cities and towns. Thousands of small lots that *cannot* accommodate large developm
- A study of the Boston area estimated that similar single-stair reform could create 130,000 new homes simply by developing vacant parcels within walking distance of transit.
- Countries with fire safety records equal to or better than the U.S. have never banned taller single-stair buildings. North America is an outlier, but it is starting to catch up.
- Similar reforms have been successfully implemented in Virginia, Seattle, and Memphis, with more proposed each year. The national trend is firmly moving in the direction of adopting si

The State Building Commission's current proposed amendments are burdened by unworkable requirements, failing to meet the 2024 legislation's intent by killing any chance of effective construction

- The proposed amendment permits towns to allow six stories with one staircase, but only if they meet certain fire department staffing and equipment requirements.
  - These requirements are so restrictive that almost no towns in the state can meet them.
  - For example, section 5.2.4.3.1 of Appendix R states that the "initial full alarm assignment [must] include a minimum [of] 28 staff." This is well beyond the capacity of nearly ever
  - Additionally, section R101.2.18 states that "each dwelling unit shall have at least one emergency escape and rescue opening facing an open, unobstructed fire apparatus access roa
- The intensive requirements set by these amendments mean the reform will remain theoretical rather than workable. This is a failure to serve the state's urgent housing needs and does not

Desegregate CT advocates for a more moderate four-story approach (rather than six), but with no additional restrictions or requirements. This ensures that the intent of the law is met: to build more homes

- Instead of moving forward with this six-story reform that includes unworkable fire department regulations, the maximum single-stair building height should only be raised to *four* stories
- Connecticut towns already fight fires in three-story single-stair buildings; four is a small step up.
- This approach is a compromise that, while less ambitious in scope, can actually be implemented across the state to satisfy good faith concerns over maintaining fire safety standards with
- Current regulations for multifamily buildings *already* require life-saving features such as fire-resistant materials and sprinklers, and this single-stair reform would preserve that.

Numerous myths have arisen about the fire danger posed by single-stair reforms, which are generally exaggerated or unfounded. In reality, this reform does not compromise fire safety

- *THIS IS WHERE PEW REPORT WILL GO*
- *Myth: Raising the height limit for single-stair reform is dangerous for fire safety.*
- Reality: Around the world, evidence has shown that single-stair buildings with more floors are no more dangerous. For example, after New York City passed single-stair reform in 2012,
- *Myth: Buildings above three stories need two stairways to facilitate evacuation for fire safety—that's why the existing regulations were put in place.*
- Reality: Current single-stair regulations are a relic of a time when evacuation was our best defense against building fires. Today's modern codes include prevention and suppression mate
- *Myth: Denser housing is already a bigger fire risk due to the proximity of people and units.*
- Reality: Fire codes are much stricter for multifamily homes than single-family homes, which do not even require sprinklers in Connecticut. Accordingly, single-family homes are current
- *Myth: Aren't there lots of news stories about fires in multifamily buildings? Doesn't that mean new ones will be dangerous?*
- Reality: The key here is that *older* multifamily buildings are indeed often a greater fire risk. Whether single-stair or not, Connecticut has many older buildings that were built before mod

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Yours In The Martial Arts,

Jonathan Metcalf
Integrity Martial Arts
90 Elm St, Suite 30
Enfield CT 06082

(860) 698-9226

www.integritymartialarts.com

September 13, 2025

State of Connecticut Department of Administrative Services
Codes and Standards Committee

To the Respected Members of the Committee,

My name is Chief Joseph McHugh I am a member of the Connecticut Career Fire Chiefs Association and serve the community of the town of Greenwich.

I am submitting this written testimony in opposition to the proposed language in the Building Code and the Fire Code, which permits the construction of buildings with a single exit stair and relies on a community's fire department to certify that they can use ground ladders or aerial apparatus to serve as a second means of egress.

The testimony of the Joint Council of Fire Service Organizations, which is being submitted to the Committee, offers additional details regarding the fire service's reasoning for opposing these changes, and I support the content.

Very Respectfully,

Outlook

2026 Public Comment

From Junhyun Lim <limjunhyun@gmail.com>
Date Wed 10/8/2025 1:09 PM
To CodesStandards, DAS <DAS.CodesStandards@ct.gov>

Hello,

I wanted to write in support of house bill 5524, also known as the single-stair reform bill. Deregulating outdated rules for the sake of fostering more housing in Connecticut is critical. Please consider passing this bill!

Regards,
Junhyun Lim

Outlook

Single stairwell reform

From Katie Montgomery <katiem626@me.com>
Date Mon 9/15/2025 7:06 PM
To CodesStandards, DAS <DAS.CodesStandards@ct.gov>
Cc Katie <katiem626@me.com>

To whom it may concern:

Allowing just one stairwell in apartment buildings up to six stories poses a serious risk to residents' safety during fire or emergency situations by limiting their ability to escape quickly and safely. In the event that the single stairwell becomes blocked by smoke, flames, or structural damage, residents could be left with no viable exit—especially dangerous for the elderly, children, or those with disabilities. Fire safety professionals, not developers, should guide decisions on building codes to ensure life safety is prioritized. Reducing egress options to cut costs undermines decades of hard-earned fire safety standards designed to save lives.

Thank you for your consideration!

Sincerly,

Katie Montgomery
1244 Redding Rd.
Fairfield,Ct 06824

C 203-763-9129

Sent from my iPhone

Outlook

Single staircase

From Ken Pascal <ken@truenorthcabinets.com>
Date Wed 9/17/2025 2:02 PM
To CodesStandards, DAS <DAS.CodesStandards@ct.gov>

This is a bad idea. During an emergency there is always some chaos. Best to have more than one way to get to the outside.
Ken Pascal
Principal

True North Cabinets, LLC
203-972-3921

Outlook

Fire exit changes

From Kristen Frame <kristenframe1@yahoo.com>
Date Sat 9/20/2025 6:27 PM
To CodesStandards, DAS <DAS.CodesStandards@ct.gov>

Hello,

I am writing to express my concern with the changes being proposed to commercial building codes to allow just one set of stairs as an exit, rather than two.

As stated by firefighting experts, the current codes have been set according to history of losses and experience. Why would we disregard what we know and prioritize ease of building over safety?

This is a dangerous precedent, and I urge you to use solid rationale in decision-making and planning vs. taking the "easy" path. We will learn after it's too late that it was a bad idea.

Sincerely,

Kristen Frame

PARTNERSHIP FOR STRONG COMMUNITIES

Partnership for Strong Communities promotes equitable change in Connecticut housing policy by coordinating advocacy, advancing research, and uniting diverse partners

WRITTEN TESTIMONY BEFORE THE CODE AMENDMENT SUBCOMMITTEE
PARTNERSHIP FOR STRONG COMMUNITIES
OCTOBER 7, 2025

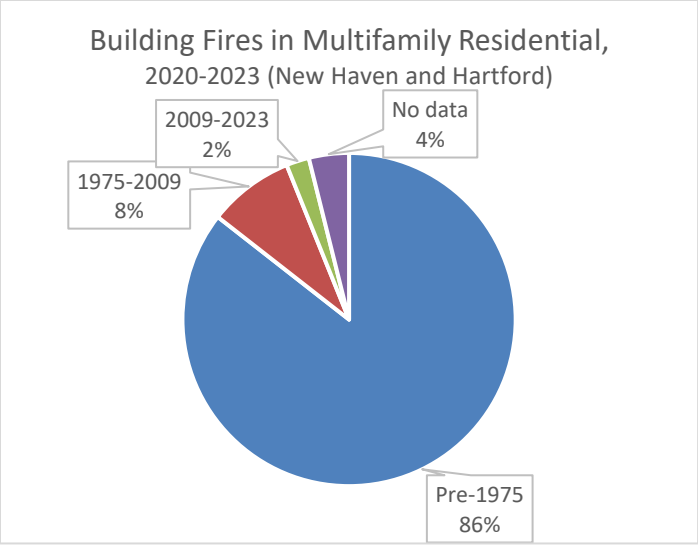
To distinguished members of the Codes Amendment Subcommittee and State Building Inspector Vasquez, thank you for the opportunity to submit public comment for the Draft 2026 Connecticut State Building Code. I am Alysha Gardner, Senior Policy Analyst with the Partnership for Strong Communities. We are a statewide nonprofit research, policy and advocacy organization dedicated to ensuring everyone in Connecticut has a safe, stable home that is affordable to them in an equitable community of their choice.

We respectfully request that the committee revise the Draft 2026 Connecticut State Building Code to allow single-stair building height up to four stories without requiring additional municipal-specific regulations.

This change would shift from the committee's proposed amendment to allow single-stair buildings up to six stories while requiring minimum fire department staffing levels of 28, requiring all units to have a rescue exit facing a fire access road, and other requirements shared in regulation 1A of the self-certification process. The existing code proposal would prevent nearly all Connecticut towns from participating in single-stair reform, effectively eliminating any potential benefits to the housing market as originally intended in the 2024 legislation.

As technical experts, the Code Amendment Subcommittee is responsible for **balancing the tradeoffs between additional building regulation and its impact on our communities**. As housing advocates, our data-driven knowledge of the current housing shortage in Connecticut provides us perspective on the significant benefits to our community from facilitating single-stair construction statewide for residential multifamily buildings.

A 2024 report, developed jointly by an architectural firm and The Harvard Joint Center for Housing Studies , estimated that single-stair reform could lead to the construction of up to 130,000 more homes in Massachusetts, primarily by allowing existing developments to build more units on subsequent floors, allowing the development of multifamily on small in-fill lots that do not have the capacity to support two-stair design plans, and by lowering the construction costs of new housing. In fact, **a 2025 report from the Pew Institute indicates that overall construction costs for small multifamily could be reduced by between 6-13% by removing the requirement to construct an additional stairway**; there are not many regulatory reforms that can have this standalone impact on the price of housing. Single-stair reforms lead to additional design flexibility, permitting the construction of larger apartments (2-, 3-, and 4-bedrooms) in a state where rental housing for families is extremely difficult to find or build.



These benefits have traditionally been contrasted with the risk of additional health and safety costs from fire. However, these risks can be empirically measured and have not shown up in the data. **The same 2025 Pew Report examined the impact of NYC's 2012 single stair reform law and found that there was no difference in fire deaths between its new single-stair multifamily buildings compared to all other residential buildings**. Research from this past September found that the fire death rate per 1000 people in modern multifamily buildings nationwide was less than one-sixth the rate found in both single-family homes and pre-2000 apartment buildings. This data is reflected locally: for the three most recent years of fire incident data from the cities of Hartford and New Haven, 86% of all building fires in multifamily residential buildings took place in structures built prior to 1975.[1] Only 2% occurred after 2009, when Connecticut mandated the installation of sprinkler systems in multifamily buildings.

These data indicate an additional benefit to facilitating single-stair construction: when it is easier to build, more Connecticut residents can live in newer homes. This reduces not only their fire risk, but additional risks of environmental hazards such as mold, asbestos, and lead exposure; exorbitant costs to both the household and the environment to heat and cool older buildings; and structural depreciation. **Newer building code requirements, such as sprinkler installation and fire-safe building materials, have rendered two-stair requirements outdated as a fire prevention measure.**

We ask the committee to recognize the tradeoffs of restricting single-stair multifamily construction only to a select handful of towns. **We believe that health and safety considerations for Connecticut residents make facilitating home construction of paramount importance in all towns and communities** – to prevent fire risk but also risks of eviction and homelessness.

Thank you for your consideration,

Alysha Gardner
Senior Policy Analyst
Partnership for Strong Communities

[1] Author's analysis; cross-reference Connecticut Fire Department Incidents – Fires Only for incident details with the CT Geodata Portal's Parcel Viewer for construction year details. Analysis includes all building fires in multifamily residential buildings in Hartford and New Haven between 2020-2023. For the two communities, 79% of all multifamily buildings were built prior to 1979.

Connecticut Fire Marshal Association
203 Branch Road 10-A
Thomaston, Ct 06787
www.ctfma.org

Roger Nelson – *President*
President@ctfma.org
Patrick Tourville - *1st Vice President*
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Timothy Suden – *2nd Vice President*
2ndvp@ctfma.org

Robert V. Norton Jr. - Secretary
CFMASecretary@gmail.com
Adam Libros - Treasurer
Treasurer@ctfma.org

Respected members of the Codes and Standards Committee,

The Connecticut Fire Marshals Association represents and unites for the mutual benefit and professionalism of all certified Fire Marshals, Deputy Fire Marshals, and Fire Inspectors of the State of Connecticut. The CFMA's mission is to engage the public in the fire prevention, education and training, research, legislation, and regulations for improving fire safety and prevention for citizens of the State of Connecticut.

The Connecticut Fire Marshals Association is vehemently opposed to the various proposals in the State Fire Code and State Building Code that would allow R-2 residential buildings, up to six (6) stories in the State of Connecticut, to be constructed with a single exit stairway.

Unfortunately, the single exit provision has become a political issue and NOT A LIFE SAFETY ISSUE.

The CFMA has always preached and taught, "KNOW TWO WAYS OUT", not just in a single-family home, but wherever you and your family reside. The CFMA and NFPA have taught our school children that when planning your emergency escape plan at home, you need to know two ways out. The proposed Fire Safety Code amendment is totally against those beliefs. A second egress, based on a fire department's aerial/ladder truck as the second way out, is a totally absurd concept. With a single-family home up to 3-story apartments, these rescue openings can be accessed with 35ft ladders in conjunction with the aerial/ladder. The mobility of the occupant and self-preservation does not factor into the amendment.

The amendment does not make the stairs wider for simultaneous entry and exit operations. A single exit can become blocked by smoke or unusable for any reason, making it impossible or difficult for the residents to escape. As these residents are attempting to egress the building, this same path will be used simultaneously for firefighters to enter and extinguish the fire, and for police officers and medical responders in case of other emergencies.

Standpipe placement, if placed in the stairwell, could become an issue with doors being held open for the single exit.

The CFMA does support the pressurized shafts and smoke proof enclosures of the stairways. However, the cost of installing, inspecting, and maintaining these items is very expensive. As the Committee knows, local Fire Marshals have a difficult enough time trying to find landlords to maintain the normal life safety items required in the building and have tried unsuccessfully on Landlord Registration bills in the Legislature.

On the National Level, the committee voted 14-0 against the single exit proposal and one member of the committee was from Connecticut. Yes, some said it should be put in the Appendices. You, as

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Roger Nelson – *President*
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Timothy Suden – *2nd Vice President*
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Robert V. Norton Jr. - Secretary
CFMASecretary@gmail.com
Adam Libros - Treasurer
Treasurer@ctfma.org

committee, have done that, basically putting all the liability on the towns. We, as a state, cannot be compared to Seattle, New York City, and Honolulu.

I guess I'm most disappointed that last September, several individuals attended the National single exit symposium at the National Fire Protection Association, including the State Building, Former State Fire Marshal, members of their staff, and several members of the CFMA. Presentations from Seattle, London England, and Australia on their receptive regulations were educational and well received. After these presentations, the facilitators surveyed the room, in regard to those who opposed the idea of a single exit, the entire delegation stood up as being opposed. But when the Codes and Standard Committee voted on this amendment, the CFMA was shocked the result was quite opposite for our State Officials.

What is it that we are trying to achieve here? I haven't seen a cost/benefit analysis presented during this entire process. The idea of gaining a couple of extra apartments while compromising the safety of the rest of the occupants doesn't seem that intelligent.

As I stated at the beginning of my testimony, this is a LIFE SAFETY ISSUE, not an AFFORDABLE HOUSING ISSUE. Let me repeat. This has nothing to do with creating affordable housing

Respectfully submitted,

Roger K. Nelson
President
Connecticut Fire Marshals Association

A proposal to allow the construction of residential buildings, with as many as six stories and only one means of egress (exit) has not included technical, statistical or operational substantiation as presented. In accordance with the criteria in the Connecticut General Statutes that are applied to the evaluation of all code modifications, the following issues with respect to Equivalency, Alternative Compliance, Adjudged Unwarranted, Unnecessary Hardship, and Practical Difficulty must be addressed.

Equivalency

Means of egress (exit) are designed with consideration for construction, capacity, protection, components and usability. Usability can be easily and quickly lost by smoke, fire, water, gas, poison, contamination, blockage, or hostile or criminal human activity. Human errors during furniture movement, trash disposal, storage, painting, blocked open doors, malfunction or vandalism of door closer devices, or even incapacitation of occupants during emergency evacuation can all compromise full use of an exit.

The expectation that exiting will always be available at the time of any emergency requires a near 100% reliability. A second, remote means of egress (exit) ensures that both exits will not be simultaneously compromised by any non-catastrophic single event. Mission critical features and functions commonly begin with dual redundancy. Cars have dual independent braking systems. Commercial aircraft have pilots and co-pilots. Parachutists have reserve parachutes. Electrical systems have battery and generator back-ups. Even occupancies where occupants are not evacuated, such as health care and prisons, still require no less than two exits. Where failure is not an option, dual redundancy is necessary.

The common misunderstanding is that two independent exits can be considered separately. In fact, the presence of two exits is a system design for achieving the total building evacuation reliability. Omission of one exit compromises the system design.

Equivalency of means of egress (exits) with fire department capabilities is a misleading comparison of unrelated similarities.

Exits are building systems that are always present. Fire apparatus must be summoned, staffed, driven to the location, set up, and operated by trained personnel.

Exits are internal or connected and dedicated to a specific building for its occupants. Fire apparatus provides exterior access to firefighters.

Exits are available at all times. Fire apparatus availability is contingent upon alarm, turnout, and travel time, weather, traffic, road and light conditions, vehicle availability, staffing, positioning, training, concurrent alarms, and access via forcible entry, usually

windows. The nine minute standard effective force guideline does not include positioning and set-up time.

Exits do not allow the use of windows, ladders, ropes or components that lack a daily familiarity and confidence in their use. Fire apparatus are operated by firefighters specifically trained and in physical condition to use them in all weather and light conditions.

Exits are available to occupants of all ages and capabilities. Children, elderly, or physically incapable people are seldom hired as firefighters and to operate fire apparatus.

Exits have a performance capacity based on time and number of occupants. Fire apparatus require trained firefighters for operation and to assist occupants who are unfamiliar, inexperienced and fearful in their use. The evacuation capacity is considerably reduced and slower than exits.

A building that depends on fire apparatus as part of its emergency egress system places a burden on the entire local community to purchase, maintain, periodically replace, and house appropriate fire apparatus; and to hire, train, and staff with firefighters, for the lifetime of the proposed single exit building. The annual cost of maintaining a single fire station, with one fire apparatus, fully staffed for as long as the single exit building is occupied is several million dollars. The necessity of reliably providing that one fire apparatus at all times requires at least one more such apparatus for reliability, at several million dollars more. The use of such apparatus at prolonged incidents, as is common, becomes impossible as it must remain available for the single exit buildings. Fire Department self-certification commits the department to prioritizing budgetary operational funding to dependent single exit buildings needs first.

Adjudged Unwarranted has not been substantiated based on criticality, consequences, statistical or historical research. Code requirements are meant as minimums. Reductions in requirements provide less than the minimums.

Existence of instances where single exiting is permitted, when used as justification for expanding the application, is a circular argument where the conclusion rests on the initial assumption.

Unnecessary Hardship does not apply to unbuilt buildings and for financial benefit or relief.

Practical Difficulty by deliberate design of unbuilt buildings is an incompetence that licensed design professionals will avoid.

The single exit proposal must objectively and accurately substantiate that the reduction of exit reliability and the recurring community-wide expenses to provide for non-equivalent alternatives are commensurate with the perceived benefit for the individual buildings.

Ignatius Kapalczynski

Fire Protection Engineer

Fire Marshal

Outlook

2026 Public Comment

From Ignatius Kapalczynski <americanfireservicessolutions@gmail.com>
Date Fri 9/12/2025 1:06 PM
To CodesStandards, DAS <DAS.CodesStandards@ct.gov>

1 attachment (18 KB)
Single Exit.docx;

Please find attached and in text below, public comments regarding CSBC and CSFSC Sections 1006.3.4 #6 and reference Appendix R.

Ignatius Kapalczynski
860-817-3771

Public Comment CSBC and CSFSC Sections 1006.3.4 #6 and reference Appendix R.

A proposal to allow the construction of residential buildings, with as many as six stories and only one means of egress (exit) has not included technical, statistical or operational substantiation as presented. In accordance with the criteria in the Connecticut General Statutes that are applied to the evaluation of all code modifications, the following issues with respect to Equivalency, Alternative Compliance, Adjudged Unwarranted, Unnecessary Hardship, and Practical Difficulty must be addressed.

Equivalency

Means of egress (exit) are designed with consideration for construction, capacity, protection, components and usability. Usability can be easily and quickly lost by smoke, fire, water, gas, poison, contamination, blockage, or hostile or criminal human activity. Human errors during furniture movement, trash disposal, storage, painting, blocked open doors, malfunction or vandalism of door closer devices, or even incapacitation of occupants during emergency evacuation can all compromise full use of an exit.

The expectation that exiting will always be available at the time of any emergency requires a near 100% reliability. A second, remote means of egress (exit) ensures that both exits will not be simultaneously compromised by any non-catastrophic single event. Mission critical features and functions commonly begin with dual redundancy. Cars have dual independent braking systems. Commercial aircraft have pilots and co-pilots. Parachutists have reserve parachutes. Electrical systems have battery and generator back-ups. Even occupancies where occupants are not

evacuated, such as health care and prisons, still require no less than two exits. Where failure is not an option, dual redundancy is necessary.

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Ignatius Kapalczynski

Fire Protection Engineer

Fire Marshal

WEST HAVEN FIRE DEPARTMENT

366 Elm Street · P.O. Box 207 · West Haven, Connecticut 06516

Telephone: (203) 937-3710 · Fax: (203) 937-3721

September 16, 2025

State of Connecticut Department of Administrative Services
Codes and Standards Committee

To the Respected Members of the Committee,

My name is Chief James O'Brien. I am a member of the Connecticut Career Fire Chiefs Association and serve the community of West Haven.

I am submitting this written testimony in opposition to the proposed language in the Building Code and the Fire Code, which permits the construction of buildings with a single exit stair and relies on a community's fire department to certify that they can use ground ladders or aerial apparatus to serve as a second means of egress.

The testimony of the Joint Council of Fire Service Organizations, which is being submitted to the Committee, offers additional details regarding the fire service's reasoning for opposing these changes, and I support the content.

Respectfully,

James P. O'Brien
Chief of Department

JOINT COUNCIL OF CONNECTICUT FIRE SERVICE ORGANIZATIONS

REPRESENTING: CT State Firefighter's Association, CT Fire Chiefs Association, Uniformed Professional Firefighters Association, CT Career Chiefs Association, CT Fire Marshals Association, CT Fire Department Instructors Association, CT Fire Mechanics Association

September 16, 2025

To the Respected Members of the Codes and Standards Committee,

The Joint Council of Connecticut Fire Service Organizations (Joint Council) serves to coordinate the diverse positions and varying needs of fire service organizations statewide. Members of the Joint Council represent career and volunteer firefighters, fire marshals, labor, management, fire instructors, and apparatus mechanics. These distinct voices of the Connecticut Fire Service are consolidated and represented collectively by the Joint Council to create more effective and efficient fire protection for the State of Connecticut.

By way of this letter, the Joint Council is adamantly opposed to the various proposals within the State Building and Fire Codes that would permit buildings up to six stories to be constructed with a single exit stairway.

We recognize the unusual position that the Codes and Standards Committee has been placed in, whereas Public Act 24-151 compelled DAS to adopt regulations in support. In fact, we are disheartened that the traditional codes and standards process was not used. However, we must not dwell on the past but look to the future and focus on the process of adopting regulations, like this hearing.

There are many voices within the fire service community, both locally and nationally, that have presented a mixture of common-sense and extremely technical reasons why allowing a single exit stairway (also known as a means of egress) would be a reduction in safety. To keep our position as simple as possible, we offer four (4) major points from which our opposition sources.

1. First, should a building have a single means of egress, and that single egress becomes blocked, untenable, or clogged, it will prevent or drastically reduce occupants' ability to escape.
2. Second, the idea that a fire department aerial apparatus (aka ladder truck) or ground ladders could serve as an alternate egress is unreasonable at best, and entirely unrealistic at worst. Fire department staffing, response times, apparatus capabilities, ability to position apparatus, and numerous other factors are involved before an aerial or ground ladder could even be considered. Additionally, if first-arriving ladders must be deployed to serve as an exit, fewer resources are available to extinguish the fire and perform other fireground functions such as ventilation.
3. Third, asking a local fire chief or similar official to self-certify their department's capabilities to serve as the second means of egress for a single building in a community places the Chief and community in a precarious and unwanted position. It is the equivalent of asking the Chief to certify or verify that his/her department will perform a function that he or she can never fully guarantee. It presents a "Pandora's box" of downstream effects, including but not limited to whether other adjacent construction could be permitted if it interferes with aerial placement, potential liability on the Chief, the need to add staffing, or apparatus, among many other things. We are very comfortable representing that we have not yet encountered a single Fire Chief in Connecticut who currently supports certifying their department.

4. Lastly, the term "single means of egress" could also be considered a "single means of firefighting access". Put differently, the immediate and direct impact of escaping occupants on firefighters' ability to ascend to higher levels for firefighting or rescue is significant. While the interaction of firefighters and escaping civilians can never be entirely avoided in any structure with any amount of means of egress, it is still unwise, inadvisable, and unsafe to intentionally and knowingly create building configurations and situations where escaping occupants are forced into the entry path of firefighters.

As stated before, we understand the predicament of the Committee. We know that you cannot refuse to create parameters, but we urge you to take all actions within your purview to limit the parameters for where these structures could be built.

While we still adamantly oppose any construction of buildings without these basic safeguards of multiple exits, we know you legislatively "have" to propose regulations that permit a single means of egress. Under this premise, given these limitations and parameters of the law, our request to the Committee at this stage of the process is to request that you impose the most stringent certification requirements on departments, essentially intensely limiting locations to areas where only the largest of departments, and those with the highest probability of potentially providing apparatus as a second means of egress, are in place.

In conclusion, please know that the Joint Council recognizes that this hearing is merely one step in a larger process of code adoption, and we stand ready to bring our vibrant concerns and opposition to subsequent phases.

Respectfully submitted - following a unanimous vote of the Joint Council delegates-,

Greg Priest
Joint Council Chair

WESTPORT FIRE DEPARTMENT
Nicholas L. Marsan
Fire Chief & EMD
203-341-5000

WESTPORT
CONNECTICUT

September 8, 2025

To Whom It May Concern,

As Chief of the Westport Fire Department, I am writing to express my opposition to any legislation that would relax or weaken Connecticut's current fire and building code requirements concerning multiple means of egress in residential buildings. My position aligns with the department's operational experience and the established safety philosophy of the Connecticut Commission on Fire Prevention and Control, as well as fire safety experts nationwide.

A redundant escape path is a foundational element of modern fire safety code. It protects the public and first responders by ensuring a secondary escape route if a fire compromises one exit. Allowing single-egress construction, particularly in multi-family dwellings, would undermine this critical safeguard.

I oppose single means of egress for the following reasons:

- **Single point of failure:** If a fire starts in or near the lone stairwell, occupants on upper floors can become trapped. Sprinkler systems provide protection, but they do not mitigate smoke hazards, which often overcome victims before flames reach them. Sprinklers are no substitute for a safe escape path.
- **Operational safety:** In buildings with multiple exits, firefighters can dedicate one stairwell for occupant evacuation and another for fire suppression and rescue. A single means of egress forces both evacuation and firefighting operations into the same space, creating a dangerous bottleneck that delays escape and impedes emergency response.
- **Vulnerable populations:** Elderly residents, those with disabilities, and families with young children are placed at disproportionate risk. Safe interior escape routes are essential; reliance on exterior ladder rescues is both hazardous and less reliable, increasing the risk of injury for residents and firefighters alike.

Relaxing existing egress standards represents a step backward in public safety. Such changes prioritize construction efficiency over the lives of Connecticut residents and the safety of first responders. Legislators are strongly urged to uphold the proven fire safety codes developed over decades of experience and sacrifice.

I am available to discuss this matter further at your convenience. Thank you for your continued commitment to community safety.

Respectfully,

Nicholas L. Marsan
Chief of Department
Westport Fire Department

Outlook

2026 Public Comment – Appendix R, CSBC

From Petrosinelli, Jennifer <jpetrosinelli@westportct.gov>
Date Mon 9/8/2025 10:41 AM
To CodesStandards, DAS <DAS.CodesStandards@ct.gov>
Cc Marsan, Nicholas <NMARSAN@westportct.gov>; Dunn, Terrence <TDUNN@westportct.gov>

1 attachment (464 KB)
9 8 2025 Westport Fire.pdf;

To Whom It May Concern,

Code Section: Appendix R, Connecticut State Building Code (CSBC)

As Chief of the Westport Fire Department, I must express my strong opposition to any proposal that would allow residential buildings to be constructed with a single means of egress.

A lone exit creates a single point of failure that endangers residents and firefighters alike, particularly in multi-family dwellings. While sprinkler systems provide a level of protection, they are not a substitute for a safe and redundant escape route. Smoke and toxic gases can quickly overwhelm occupants, often before flames reach them. Relaxing this standard would represent a step backward in public safety.

Connecticut's fire and building codes, developed over decades of experience, have consistently prioritized life safety. Upholding the requirement for multiple means of egress is essential to protecting the lives of our residents and the safety of first responders.

Thank you for your consideration and for your continued commitment to community safety.

Respectfully,

Nicholas Marsan
Chief of Department
Westport Fire Department
nmarsan@westportct.gov | 203-341-5000

Outlook

Re: Ill-advised fire code change, hearing September 17

From Peter Buonome <amishchief@aol.com>
Date Thu 9/4/2025 5:07 PM
To CodesStandards, DAS <DAS.CodesStandards@ct.gov>; W Neal Fisher <wnealfisher@gmail.com>
Cc Sen. Needleman, Norm <norm.needleman@cga.ct.gov>; Representative Renee LaMark Muir <renee.lamarkmuir@cga.ct.gov>; Steve Hoffmann Fire Chief Colchester Secretary/CFDIA <shoffmann@colchesterct.gov>; Terrence Dunn Jr. <tdunn@westportct.gov>

Neal, indeed very threatening to our fire and emergency services as well as the occupants being placed in harm's way! Thank you for stepping to the plate, I hope more people realize the seriousness of this legislative effort. Pete

Pete Buonome, V.P. Connecticut Fire Dept. Instructors Assoc. CFDIA
amishchief@aol.com Cell: (860) 966 0182

On Thursday, September 4, 2025 at 01:03:59 PM EDT, W Neal Fisher wrote:

A Public Hearing for all 2026 CT Codes will be held on September 17 starting at 10:00 AM at the Legislative Office Building, Room 2D, 300 Capitol Avenue, Hartford.

Once again builders are suggesting that fire department ladders & aerial devices can be used as the second means of egress in occupancies up to six stories!

During the final hours of the last General Assembly Session, the Department of Administrative Services Codes and Standards Committee, which has 23 voting members, (of which only 2 are fire marshals), was charged with an affordable housing mandate - which included a single means of egress up to six stories! To ensure passage, the Codes and Standards Committee was increased by the General Assembly to include 4 additional builders or remodelers!

I have 36 years of fire fighting experience including time as a Life Safety Code Inspector. The idea to allow a single exit in a five story structure is insane, ill-advised, and will result in the death of Connecticut taxpayers. An aerial ladder can not possibly take the place of a second means of egress, even if the aerial ladder is parked outside of the structure 24 hours a day.

Think about it: everyone on the upper floor will be trapped. An aerial ladder can't rescue them all before residents start to jump. It will require two, three, or more aerial ladders and that may still not be enough. And since the building has four sides, multiply that by four.

It is shameful to try to force this through to accommodate affordable housing. Residents of affordable housing need the same fire protection as everyone else in our state.

Builders have long had too much influence on the fire code because they put profits ahead of fire safety. Don't let them put Connecticut citizens at risk.

Thank you
W. Neal Fisher
West Hartford (et al) Fire Department (retired)
19 Rosewood Lane
Ivoryton, CT 06442
860-899-5096

Outlook

Regarding R101.1 - Single Means of Egress - Testimony

From Peter Buonome <amishchief@aol.com>
Date Sun 9/7/2025 3:12 PM
To CodesStandards, DAS <DAS.CodesStandards@ct.gov>

A Clear and Ever Present Danger! Single Means of Egress

by Pete Buonome,

During the final hours of this past Connecticut General Assembly, amended to the 258 page bonding bill, a dangerous provision mandating the Connecticut Department of Administrative Services Codes and Standards Committee, under the misleading guise of "affordable housing," to "Allow residential occupancies {up to six stories} to be served by a single exit stairway..." The Fire and Emergency Services were taken by surprise that ***"politicians" have usurped the traditional codes and standards process and presents a recognized threat to life safety!*** Not only did the General Assembly endorse ***one way out of a building***...but under Public Act 24-71 passed about the same time, ***they stacked the deck on the Codes and Standards Committee {which establishes fire safety and building codes in the State of Connecticut}*** by outnumbering the two fire service representatives, by adding an additional four voting members who are "Residential remodeling; Commercial Construction; Single-family detached residential construction and Multifamily residential construction" to oversee your safety in getting out of a building alive during a fire and emergency!

The legislators who were able to override our fire and emergency services professionals, claim that recent single means of egress victories by developers in "Seattle, New York City and Honolulu" is evidence enough that one way out of a building, up to six stories, is okay to do the same here in Connecticut! In those jurisdictions, recent changes to code, came at the cost of the political process overriding the concerns of firefighters and emergency services.

Disappointing is that many of our friends in the Connecticut General Assembly, either intentionally or unknowingly, have turned their backs on our legitimate alarm! Past experiences, year after year, have proven that getting people out of buildings safely, through sufficient means of egress - exits is the primary means we have to keeping people alive. We in the fire and emergency services support affordable housing, ***but not at the cost of occupant and firefighter safety.*** There are other means of rewarding developers such as tax incentives and maybe even, reducing profits.

Way back in 1911, a fire in New York City at the Triangle Shirtwaist Factory, 146 young women were killed as a result of a fire where insufficient exits were primarily responsible. As a result, Labor Unions and Community Groups throughout the United States demonstrated and mandated fire safety and improved exiting in buildings. They led the charge for getting people safely out of buildings during fires and emergencies. In fact, in 1927 the National Fire Protection Association {NFPA} established the "Buildings Exists Code," which in 1963 until now, became the "Life Safety Code." The focus of the "Life Safety Code" has been establishing "means of egress" for occupants. Some members of our Connecticut General Assembly scoff at that, despite pleas from our fire marshals and firefighters. We know that today's fires and furnishings are much more dangerous and the smoke more toxic than in our legacy fires-fires move to flashover in a few minutes!

On September 17th at 10 a.m. the new Codes and Standards Committee plan to hold the required public hearing on "Single Means of Egress" up to six stories. That hearing is planned to be held in the Legislative Office Building in Room 2D- 200 Capitol Avenue in Hartford. For now, this code change would only affect, ***and place at risk***, ***the residents and firefighters in large fire departments.*** To try to get this threatening code through, they have added a provision, FOR NOW anyway: ***The capabilities of and resources available to the responding fire and emergency service agency should be considered prior to adopting this appendix. Not all municipalities have the appropriate aerial apparatus, personnel, or water supply to adequately respond to a structure designed using this appendix."*** Wow! Let's throw our large city firefighters and residents to the wolves...realizing that no city fire department can adequately meet this obligation. ***These uninformed Legislative advocates are suggesting that fire department ladders can be used as the second means of egress!*** How asinine! **Your getting out of a building during an emergency will depend upon the availability of a fire department ladder!** And, by the way, what about the firefighters attempting to make the rescues and their families.

This is a Clear and Ever Present Danger to our residents and to our fire and emergency services first responders. We may have a special session of the General Assembly coming up. Certainly we deserve to have our concerns addressed. In the meantime, everyone should stand up and be counted and demand that this life threatening proposal be struck down!

Pete Buonome, Vice President, Connecticut Fire Dept. Instructors Assoc. 31 years Adjunct Professor of Fire Science - University of New Haven and currently Springfield Technical Community College. Retired fire chief and member of the Connecticut Commission on Fire Prevention and Control.

Pete Buonome, V.P. Connecticut Fire Dept. Instructors Assoc. CFDIA
amishchief@aol.com Cell: (860) 966 0182


CONNECTICUT FIRE DEPT.
INSTRUCTORS ASSOCIATION
CFDIA
Est. 1960

Outlook

2026 Public Comment -Single Means of Egress up to six stories

From Peter Buonome <amishchief@aol.com>
Date Fri 9/12/2025 8:20 PM
To CodesStandards, DAS <DAS.CodesStandards@ct.gov>

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Disappointing is that many of our friends in the Connecticut General Assembly, either intentionally or unknowingly, have turned their backs on our legitimate alarm! Past experiences, year after year, have proven that getting people out of buildings safely, through sufficient means of egress - exits is the primary means we have to keeping people alive. We in the fire and emergency services support affordable housing, ***but not at the cost of occupant and firefighter safety.*** There are other

means of rewarding developers such as tax incentives and maybe even, reducing profits.

Way back in 1911, a fire in New York City at the Triangle Shirtwaist Factory, 146 young women were killed as a result of a fire where insufficient exits were primarily responsible. As a result, Labor Unions and Community Groups throughout the United States demonstrated and mandated fire safety and improved exiting in buildings. They led the charge for getting people safely out of buildings during fires and emergencies. In fact, in 1927 the National Fire Protection Association {NFPA} established the "Buildings Exists Code," which in 1963 until now, became the "Life Safety Code." The focus of the "Life Safety Code" has been establishing "means of egress" for occupants. Some members of our Connecticut General Assembly scoff at that, despite pleas from our fire marshals and firefighters. We know that today's fires and furnishings are much more dangerous and the smoke more toxic than in our legacy fires-fires move to flashover in a few minutes!

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Pete Buonome, Vice President, Connecticut Fire Dept. Instructors Assoc. 31 years Adjunct Professor of Fire Science - University of New Haven and currently Springfield Technical Community College. Retired fire chief and member of the Connecticut Commission on Fire Prevention and Control.

Pete Buonome, V.P. Connecticut Fire Dept. Instructors Assoc. CFDIA
amishchief@aol.com Cell: (860) 966 0182


CONNECTICUT FIRE DEPT.
CFDIA
Est. 1960
INSTRUCTORS ASSOCIATION

Outlook

2026 Public Comment

From Rose-Marie <rdmarie111@yahoo.com>
Date Thu 9/18/2025 8:53 PM
To CodesStandards, DAS <DAS.CodesStandards@ct.gov>

Dear Committee:

Re: Single stairwell - 2026 CSFSC, and CSFPC Draft Amendments

I'm sending along written testimony from last year, from Michael Sinsigalli. I do not think our new State Fire Marshal or the new Deputy State Fire Marshal would have seen this testimony.

I have been following along best I can, since last year. As most of you know, Michael Sinsigalli has the breadth of experience, including up to current knowledge of buildings and codes, and wide-ranging expertise. I was very lucky to have him as our Fire Marshal. This testimony is as good as it gets for explanations. So please read, or reread, if you saw it last year.

It appears the amount of ongoing concern from firefighters, fire marshals and inspectors, EMS, who will have to actually battle fires that happen in these buildings and rescue people, and also EMS and police emergencies, haven't been convincing enough that it passed last year in the legislature and now here are the codes to adopt / comment.

I hope FM Sinsigalli doesn't mind I'm putting this out there afresh - Here are very direct responses to the premises being relied upon, that have caused many feel comfortable enough to rely on them, in order to seek to adopt these codes.

https://www.cga.ct.gov/2024/psdata/TMY/2024SB-00343-R000307-Sinsigalli,%20Michael,%20SB00343-Windsor%20Locks%20Fire%20Marshal-Opposes-TMY.PDF

I also know that many complexes do not take proper care for their fire alarm or sprinkler systems, emergency lighting. Many municipalities are understaffed for their inspection units, to be able to do all the fire inspections and enforcement, and ongoing. Passive systems are also important, including sufficient egress, especially when bad landlords, bad condo boards, bad property managers do not have the proper maintenance done on these systems, using certified technicians. And then sometimes there may not always be the statutory inspection to catch or be able to do all the enforcement. You shouldn't put all this reliance on sprinklers that can fail, places with bad actors in charge, where many vulnerable people live, to think it will successfully make up for the missing second stairwell.

Thank you,
Rose-Marie de Rensis

Outlook

2026 Public Comment

From Rose Marie <rose.marie447@gmail.com>
Date Tue 9/16/2025 2:32 PM
To CodesStandards, DAS <DAS.CodesStandards@ct.gov>

Re: CSFSC, and CSFPC Draft Amendments

To: DAS, Codes and Standards Committee and the Fire Prevention Code Advisory Committee

1. OPPOSE the draft amendments for ONE-STAIRWELL.

2. OPPOSE proposed changes in the composition of the Codes and Standards Committee.

3. OPPOSE form 2026 CT Emergency Response Capabilities Requirements for Single-Exit Buildings due to OPPOSING Single-Exit draft amendment. OPPOSE any proposal to shorten this form for easier completion.

Rose-Marie de Rensis
West Hartford

Outlook

2025 Public Comment

From Rizzolo, Lawrence <lawrence.rizzolo@yale.edu>
Date Tue 9/23/2025 9:01 PM
To CodesStandards, DAS <DAS.CodesStandards@ct.gov>

RE: Proposed changes for single-stair building code

Thank you for this opportunity to write in support of single-stairway buildings up to 4 stories high.

My name is Larry Rizzolo and serve on Guilford's Planning and Zoning Commission and its liaison to the Affordable Housing Commission. These comments are my own and do not necessarily represent the views of Guilford or any of its commissions.

Guilford is doing its best to do its part in addressing Connecticut's housing crisis. Our new zoning regulations incentivize building new, affordable homes and converting existing buildings. We are planning revisions that would foster in fill housing with "missing-middle" housing (du-, tri-, and quadra-plexes). Greater density can be achieved on smaller lots by building up to 4 stories. However, the requirement for two stairways increases costs by increasing the footprint of the building. Bigger, more expensive lots would be required, and the number of lots available for development would decrease.

Sprinkler systems and modern building materials reduce the risk of fire spreading. The safety of single-stairway buildings up to six stories is well documented, as this building code has been in place across the country and around the world. Therefore, there is a wealth of data supporting this safety claim. No difference has been found in a comparison of single- and two-stair way buildings.

A substantial amount of new housing would be created, even if the proposed code change was reduced from six to four floors.

Larry Rizzolo
Guilford,CT 06437

Outlook

2026 Public Comment

From Lisa Sawin <lisa@lisasawin.com>
Date Wed 9/24/2025 8:23 AM
To CodesStandards, DAS <DAS.CodesStandards@ct.gov>

Hello,

I am writing to support single-stair reform in Connecticut. Specifically, I support multi-family homes up to four stories having a single stairwell. By reviewing data from around the world, it's clear that with modern building standards, a single stairway is a safe and reasonable approach for this type of building. The amendments proposed to the 2024 single stair legislation do not fulfill the intent of the bill. They create restrictions and burdens that will limit the impact of the bill.

Too many residents in Connecticut are unable to find affordable housing. Effective single stair reform is a crucial tool in increasing the supply of housing.

Thank you,
Lisa Sawin

Outlook

Single staircase regulations

From m kumstein <mkumstein78@gmail.com>
Date Sat 9/13/2025 12:36 PM
To CodesStandards, DAS <DAS.CodesStandards@ct.gov>

Its a great idea until you get a fire and some poor people get incinerated.

Outlook

2026 Public Comment

From Margaret Sayers <peggymsayers@gmail.com>
Date Tue 9/23/2025 8:04 PM
To CodesStandards, DAS <DAS.CodesStandards@ct.gov>

Single stair provides substandard housing Just because you are poor you should not have to die in a fire

Outlook

2026 Public Comment

From Matt Mitchell <mattmitchell2718@gmail.com>
Date Sat 10/11/2025 9:04 PM
To CodesStandards, DAS <DAS.CodesStandards@ct.gov>

To Whom It May Concern,

I am writing to express my concern about potentially burdensome staffing requirements listed in the CT Emergency Response Capabilities Requirements for Single-Exit Buildings. These would make it much more difficult for towns to allow single-stair apartment buildings, and while I understand the need for fire safety, the risks of single-stair buildings must be weighed against the risk of limiting the construction of multifamily housing. The latter greatly outweigh the former (see https://urldefense.com/v3/__https://www.pew.org/en/research-and-analysis/issue-briefs/2025/09/modern-multifamily-buildings-provide-the-most-fire-protection__;!!EAPaXxOOW7smCwU!hHX4ELLC3KMaMQ6D8ms8kgE4vnhNv23HLaz2dUJi0zpF57PgfmoYurpXS0Av0_tWG9Wuae6Zvxo0_yHtxXQtVxfYFrEb4y8dDA$), as less construction would result in a greater number of CT residents living in older, more dangerous housing stock.

My complaints echo those raised by Amit Kamma in an opinion piece in the CT Mirror (https://urldefense.com/v3/__https://ctmirror.org/2025/10/06/why-ct-needs-single-stair-reform/__;!!EAPaXxOOW7smCwU!hHX4ELLC3KMaMQ6D8ms8kgE4vnhNv23HLaz2dUJi0zpF57PgfmoYurpXS0Av0_tWG9Wuae6Zvxo0_yHtxXQtVxfYFrFBZfNI6Q$), as well as Peter Harrison in a recent open letter to the State Building Inspector (https://urldefense.com/v3/__https://rpa.org/news/testimony/single-stair-building-reform__;!!EAPaXxOOW7smCwU!hHX4ELLC3KMaMQ6D8ms8kgE4vnhNv23HLaz2dUJi0zpF57PgfmoYurpXS0Av0_tWG9Wuae6Zvxo0_yHtxXQtVxfYFrHG2f2Vvg$).

Sincerely,

Matthew Mitchell

Simsbury Fire District

871 Hopmeadow Street • Simsbury, Connecticut • 06070

Patrick Tourville
Fire Marshal

Phone 658-1973
ptourville@simsburyfd.org

9/16/2025

Department of Administrative Services
Office of the State Building Inspector
450 Columbus Boulevard, Suite 1303

Subject: Comments in opposition to proposed 2026 CSBC Appendix R from the CSBC.

To Whom it concerns,

My name is Patrick Tourville and I am the Fire Marshal for Simsbury, CT. Thank you for the opportunity to provide public comment on the proposed 2026 Connecticut State Building Code. I'm writing to express my strong opposition to any proposed changes to the 2026 CT State Building Code that would allow for single-stair egress in multi-story residential buildings, particularly those above three stories. The current requirement for a second means of egress is a fundamental and life-saving safety standard that should not be compromised.

Safety Concerns for Occupants and First Responders

The primary purpose of a second exit stairwell is to provide an alternative escape route for building occupants if one stairwell becomes compromised by smoke, fire, or debris. A single point of egress creates a potential bottleneck during an emergency, leading to a catastrophic risk of occupants becoming trapped. This is not a theoretical danger; history is filled with tragedies where a single blocked exit led to mass casualties.

Furthermore, a single stair building places both residents and firefighters in grave danger. During a fire, a single stairwell would be the **only route for both occupants evacuating and firefighters entering** the building to perform rescues and suppress the fire. This creates critical conflict, as the flow of people in opposite directions can impede emergency operations and slow down crucial rescue efforts. It also puts firefighters at greater risk, as they would be forced to navigate a single, potentially smoke-filled and crowded stairwell.

The Problem with Proposed "Tradeoffs"

Proponents of single-stair buildings often suggest that other safety features, such as sprinklers, pressurized stairwells, and advanced fire alarm systems, can compensate for the lack of a second stairwell. While these are all important fire safety measures, they are not an adequate substitute for the redundancy and reliability of a second exit. Mechanical systems can fail, and even the most advanced systems cannot guarantee a clear path for egress and emergency access in every possible scenario. The two-stair requirement is a passive, fail-safe system that provides a non-mechanical solution to a critical safety need.

Allowing single-stair buildings also sets a dangerous precedent by circumventing the established and data-driven national code development process. These codes are the result of decades of research, collaboration, and lessons

learned from past disasters. Undermining this process, often for the sake of housing affordability or development, is a short-sighted and perilous path that puts lives at risk.

I urge you to uphold the current safety standards and reject any proposal that would weaken the two-stair egress requirement. The safety of our community's residents and the first responders who protect them must be the priority.

Comments in opposition to proposed CSBC 2026 Appendix R from the CSBC:

R101.1.1 Emergency response capability. A municipality shall submit a self-certification form to the Office of the State Fire Marshal verifying conformance with the Connecticut Standard of Emergency Response Capability, which will be administered by the State Fire Marshal based on nationally recognized standards.

R101.1.2 Records. The self-certification form for Connecticut Standard of Emergency Response Capability and the decision of the State Fire Marshal shall be in writing and shall be officially recorded with the application for a building permit in the permanent records of the building department.

When a municipality submits a **self-certification**, a few potential problems can arise. The core issue is that the self-certification process relies on the municipality to honestly and accurately report its own compliance with regulations. This creates a risk of:

- **Inaccurate Reporting:** The municipality may not have the expertise or resources to fully assess its own compliance, leading to errors in the self-certification.
- **Lack of Accountability:** Without a third-party review or audit, there's little to no external accountability for the information provided. If a problem is overlooked or intentionally hidden, it may go unnoticed.
- **Conflict of Interest:** The municipality is essentially auditing itself, which presents a clear conflict of interest. There's a temptation to downplay or omit issues to avoid penalties or corrective action.
- **Reduced Oversight:** Self-certification can lead to a false sense of security for regulatory agencies. They may reduce their own inspections or oversight, assuming the municipality is handling its own compliance, which can allow problems to fester.
- **Point in time:** The municipality only certifies at that time of application. If the municipality has staffing changes, budget restraints or downsizing of the fire department, what would be in place to update the protection of the building now that a fire department may no longer self-certify. It may not meet the same level of protection provided as at the time of construction.

This process essentially places the burden of proof on the municipality itself, which can be problematic if there isn't a strong internal commitment to transparency and compliance.

Whether all fire departments in Connecticut meet the requirements of NFPA 1710 Section 5.2.4.3, "Apartment Initial Full Alarm Assignment Capability," is a complex question with no single "yes" or "no" answer. Here's a breakdown of the key factors and why it's difficult to provide a definitive statement:

- **NFPA 1710 is a voluntary standard.** NFPA standards, including 1710, are not universally mandated by law in all states or municipalities. While they are widely recognized as best practices and used for things like ISO ratings (a factor in insurance rates), a fire department's compliance is often a local or departmental decision unless a state or local government has explicitly adopted it as a requirement. In Connecticut, the State Fire Safety Code is the governing document, and while it may reference or be influenced by NFPA standards, it doesn't necessarily adopt every single provision.
- **The standard is for "career" departments.** NFPA 1710, by its title, is the "Standard for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations, and Special Operations to the Public by **Career Fire Departments**." Connecticut has a mix of fire department types, including

career, volunteer, and combination departments. Volunteer and combination departments are guided by NFPA 1720. Therefore, 1710's requirements don't apply to every single fire department in the state.

- **Staffing requirements are a major challenge.** Section 5.2.4.3 of NFPA 1710 for a "garden-style apartment" fire requires a minimum initial full alarm assignment of **27 members** (28 if an aerial device is used). This is a significant number of personnel. Reports and studies on fire departments in Connecticut, some CT departments have indicated that they may not be able to consistently meet NFPA 1710's staffing and response time objectives.
- **Response capabilities vary by department and municipality.** The ability to meet NFPA 1710 standards depends heavily on the specific department's resources, staffing model, and the community's risk profile. A mapping analysis of one CT Fire Department showed that with current staffing, the department could only assemble 17 firefighters (the standard for a low-hazard, single-family dwelling) within 8 minutes for a small percentage of roads in the town. This suggests that meeting the much higher requirement for an apartment fire would be even more challenging.

In summary, it's highly unlikely that all fire departments in Connecticut meet the specific requirements of NFPA 1710, Section 5.2.4.3. The standard is a benchmark for career departments, and many fire departments, both in Connecticut and nationwide, face challenges in meeting the required staffing and response time metrics.

This provision in the appendix of the proposed 2026 CSBC is convenient for the moment the building is permitted to be issued. The provision does not protect for future occurrences addressing changes in municipalities which are seen across the nation. Often the first budget item to be reduced is public safety. This provision does not include a means to have the municipality provide self- certification annually to ensure adequate services can still be met when it comes to the occupant's safety. It also does not provide for corrective action if the fire department can no longer provide self-certification, putting the occupants at risk.

Therefore, I'm in opposing of the proposed section of the 2026 CSBC and ask for this and all Single Exit stair requirements be removed.

Patrick Tourville, CFI-I
Fire Marshal, Chief of Fire Prevention
Simsbury Fire District

Outlook

Single egress

From Penny Cozza <peninnah19@gmail.com>
Date Mon 9/15/2025 10:43 PM
To CodesStandards, DAS <DAS.CodesStandards@ct.gov>

Please do not pass the single egress bill- it's unsafe to not have two ways to grass.
Penny Cozza
Greenwich, CT

Sent from my iPhone

Outlook

Single Stariway Fire Code change

From Peter Black <black@aya.yale.edu>
Date Thu 9/18/2025 6:39 AM
To CodesStandards, DAS <DAS.CodesStandards@ct.gov>

I oppose this change. All building codes increase housing costs, but do so to protect lives. Requiring two egresses is simply common sense. One has only to look at Altadena to see how inadequate our fire services are to respond to major fires, politically motivated certifications not withstanding. Connecticut fire services are further degraded by state policies that have led to near extinction of our volunteer firefighters. We also know that current codes allowing several stories of stick construction on top of a concrete platform mean any urban fire will have plenty of fuel. Sprinklers may allow inhabitants to exit, but the mass of fuel courts disaster, as we again saw in LA. We are at risk of major urban fires such as Chicago, London, New York, etc., due to abandonment of fireproof construction (masonry, steel) building requirements. Don't put people further at risk by denying them a second stairway. Your decision will be paid for in lives lost.
Peter L Black

Outlook

OPPOSE SINGLE STAIR ACCESS

From Peter McGuinness <findpeter@ymail.com>
Date Wed 10/8/2025 4:27 PM
To CodesStandards, DAS <DAS.CodesStandards@ct.gov>

Dear Sir or Madam;

I strongly oppose allowing single-stair multi-unit residential developments due to critical safety risks.

Single-stair designs create a single point of failure, potentially trapping residents if the stairwell is blocked by fire or smoke. Unlike single-family homes, multi-story buildings house many people, amplifying the danger. Sprinklers, while helpful, can fail, and modern materials like plastics and batteries can fuel rapid fires.

Single stairwells also complicate firefighting, forcing responders and evacuees to share one path, delaying rescue efforts. Vulnerable groups—elderly, disabled, or families—face heightened risks without alternative exits. Historical tragedies like Grenfell Tower, where a single stairwell purportedly contributed to 72 deaths, underscore these dangers.

Current building codes, shaped by past losses, prioritize safety and must not be weakened for cost or design benefits. I urge you to reject single-stair reforms to protect the residents of our state.

Sincerely,

Peter McGuinness

PO Box 4724

Stamford, CT 06907

Regional Plan Association

October 7, 2025
Dear State Building Inspector Vasquez,

My name is Peter Harrison, and I am the Connecticut Director of the Regional Plan Association, which is a hundred-year-old tri-state civic organization that conducts research, planning, and advocacy concerning the built environment. While I am writing in support of effective single-stair reform in Connecticut, I would like to respectfully note opposition to some of the particular draft language released by the Codes and Standards Committee in August 2025. I believe there is a strong compromise available, which I have outlined below.

The draft released by the Codes and Standards Committee does not meet the intent laid out in the 2024 single-stair reform legislation passed in House Bill 5524. The intent of the legislation is to modernize the state's fire and building codes to allow for a greater number of safe single-stair buildings to be constructed using modern fire suppression technology and tactics that have become best practice in other parts of the country. The goal of encouraging this "missing middle" housing reform is to address the significant lack of housing supply in Connecticut, revitalize our city and town centers, and re-energize the building trades in our state.

This testimony details a path to enacting a more effective reform. While the August 2025 proposal nominally raises the allowable height of single-stair buildings in Connecticut to five stories, it imposes fire department staffing and equipment requirements so restrictive that, in practice, very few (if any) Connecticut municipalities will be able to adopt the reform. For example, regulation 1A of the self-certification process, which states that the "initial full alarm assignment [must] include a minimum [of] 28 staff," is well beyond the capacity of nearly every fire department in the state, including mid-sized cities with professional departments that could otherwise construct denser housing, such as Meriden and Danbury.

While these restrictions appear to be well-meaning, they are ultimately misguided, stemming from outdated and unnecessary fire-safety myths. In reality, building new housing that includes modern regulations, which new single-stair buildings would include, is the best path to fire safety. A newly released report from Pew Charitable Trusts found that the age of residential buildings is the primary factor in fire fatality risk. Nationwide, multifamily homes built since 2010 have *one-fifteenth* the death rate of single-family homes or apartments built pre-2000. This is because new multifamily homes are built with stringent requirements, including proven life-saving technology like fire-rated materials, sprinklers, and self-closing doors. Between 2022 and 2024, Connecticut saw *zero* fire deaths in modern multifamily buildings (those built since 2000), which is significantly lower than the fire death rate in both older multifamily and all single-family housing. Yet, these safer, modern homes only comprise 5% of the state's housing stock. If Connecticut wants to improve fire safety, the answer is to create, not block, opportunities to build more modern, multifamily housing. Effective single-stair reform, coupled with other reforms like removing parking mandates, does just that. By making it easier to

construct new multi-family homes, Connecticut would be improving affordability *while bolstering fire safety*.

International and domestic precedent for more sensible single-stair reform is strong. States and local jurisdictions from Virginia to Seattle to Minneapolis have enacted single-stair reforms that are not burdened by the unnecessary regulations proposed in this language, all while maintaining fire safety. Effective reforms can also have a hugely positive impact on housing supply. A study of the Boston area estimated that similar single-stair reform would create 130,000 new homes simply by developing the vacant parcels within walking distance of transit. In light of the proposed reform's shortcomings, I urge the Commission to take a different approach.

Instead of moving forward with this five-story reform that is burdened by unworkable fire department regulations, the maximum single-stair building height should be lowered to *four* stories in accordance with the 2027 International Building Code, but without any additional restrictive fire department service regulations.

Currently, Connecticut fire departments can effectively fight fires in modern three-story single-stair buildings, and the same would be true of such four-story buildings, especially considering the safety standards for new constructions. Other places that have enacted similar four-story reforms have not seen worse fire safety. For example, after New York City passed single-stair reform in 2012, the rate of fire deaths in its 4,440 modern single-stair buildings remained the same as in other new residential buildings, which is to say, extremely low. By avoiding layering on additional local fire department staffing and capacity thresholds, this modest reform tweak could mirror other states and cities around the country, and help Connecticut unlock more housing built with today's safer practices. To be clear, I believe five and six-story buildings are just as safe, but recognize that more incremental change may be necessary.

Ultimately, Connecticut needs a single-stair code update that can be implemented widely. The current draft is not that; left alone, it will fail to unlock the housing growth envisioned by the legislature. A four-story single-stair option, aligned with existing modern fire-safety standards and consistent with other jurisdictions, would represent a practical, safe, and effective path forward.

Thank you for your consideration of this testimony.

Sincerely and respectfully,

Peter Harrison
CT Director of the Regional Plan Association
peter@rpa.org

State of Connecticut

HOUSE OF REPRESENTATIVES
STATE CAPITOL

REPRESENTATIVE TONY SCOTT
ONE HUNDRED TWELFTH ASSEMBLY DISTRICT

LEGISLATIVE OFFICE BUILDING ROOM 4200
300 CAPITOL AVENUE
HARTFORD, CT 06106-1591

TOLL FREE: (800) 842-1423
Tony.Scott@housegop.ct.gov

RANKING MEMBER
HOUSING COMMITTEE

MEMBER
HUMAN SERVICES COMMITTEE
EXECUTIVE AND LEGISLATIVE NOMINATIONS COMMITTEE

Department of Administrative Services
Codes and Standards Committee

Public Hearing
September 17, 2025
Testimony on Adoption of New Fire and Building Codes

Thank you for allowing me to provide testimony on a new State Fire Prevention Code, State Fire Safety Code, and State Building Code. I am specifically concerned about the single stairway building change, which was added into a more than 100-page unrelated bonding bill approved last year. While I did vote for the Emergency Certification package overall, this is a provision that I do not support.

As the people elected to be the voice of Connecticut residents, we should be thinking first and foremost about their safety. Often times government is reactive, but in this case, we should be proactive in order to prevent the loss of life.

Purely from a housing or planning and development standpoint, this seems to fly in the face of common sense. Even the state's 8-30(g) regulations take health and safety into account when trying to build up housing density. This draft fire code would sacrifice safety of residents and first responders for the addition of a few units.

The experts testified against this proposal during the recent public hearing, and with good cause. Fire Departments from around the state spoke out about how having single exits could hamper their ability to respond and protect lives and property. One of their concerns, which I share, is that the exit could become blocked if it's not wide enough to have firefighters trying to enter the building at the same time as residents are trying to exit.

This comes at a time when the State of Connecticut is also trying to enact legislation that will improve recruitment and retention of volunteer firefighters. These men and women put their lives on the line each and every day. We shouldn't be making it more difficult for them to carry out their responsibilities.

Thank you for your consideration of my testimony and I hope you see the importance and need to reconsider the new codes.

Rich Stein
Director, Codes Compliance - Valet Living, LLC.
Rich.stein@valetliving.com
Norwalk, CT 06854

Connecticut Dept. of Administrative Services
Office of the State Fire Marshal
Email: DAS.CodesStandards@ct.gov

September 16, 2025

RE: Public Comment in Favor of Adoption of Connecticut State Fire Safety Codes amendments 304.1.1 and 304.3.5.

Dear Fire Marshal Volkert:

I write on behalf of Valet Living LLC, a nationwide provider of multifamily waste management and amenity services to two million apartment homes every night across 44 states. In Connecticut, we serve five thousand homes across thirty-three properties, helping communities remain clean and safe while greatly improving waste diversion in multifamily.

Valet Living supports the inclusion of Appendix O Valet Trash and Recycling Collection in Group R-2 Occupancies as part of the code adoption cycle currently underway. For years, Valet Living and its industry partners have worked to advance standardized valet trash rules in the I-Codes and in fire codes across the country. We are pleased that Connecticut has taken steps to join several other states including New Hampshire, New Jersey, North Carolina, Florida, and California to adopt standard valet trash rules.

Valet trash is the second-most requested apartment amenity in the country. Appendix O reinforces the safe operation of and provides consistent fire code enforcement for valet trash. Adopting the provision fosters a regulatory environment that breeds confidence among fire marshals, housing providers, and residents alike.

With regards to amendment O103.4 Single Exit Buildings, egress in single exit buildings should be considered on case-by-case review by the local fire official. This is an effective review mechanism especially as these property types can be designed in numerous ways.

Thank you for your time and support on this matter.

Regards,

Rich Stein
Director, Codes Compliance
Valet Living

BRANFORD FIRE DEPARTMENT

45 NORTH MAIN STREET
BRANFORD, CONNECTICUT 06405
PHONE (203) 488-7266
FAX (203) 315-3349

OFFICE OF THE CHIEF FIRE MARSHAL

September 15, 2025

RE:
Public Comment
CT Fire and Building Code Adoption

Dear Sir/Maddan,

I would like to provide public comments regarding the Building and Fire Code adoption process specifically the "2026 CT Emergency Response Capabilities Requirements for Single-Exit Buildings" section.

Constructing a building and allowing a single means of egress is not only irresponsible but is a significant setback for all life safety codes. The suggestion that the availability and height of fire equipment to be potentially used as a secondary means of egress is dangerously reckless. Further, the addition of the "Single-Exit Buildings Municipal Self-Certification Form" is in my opinion not warranted. While fire departments across the country strive to meet National Fire Protection Association (NFPA) codes and standards it is ludicrous to attest that any organization will meet standards one hundred percent of the time.

It is my strongest belief that adopting a safety code that will allow occupants one way in and out is a sure recipe for disaster.

Sincerely,

Robert J. Dobuzinsky
Fire Marshal

CITY OF HARTFORD

HARTFORD FIRE DEPARTMENT
253 High Street
Hartford, Connecticut 06103
Telephone: (860) 757-4500
Fax: (860) 722-8205
www.hartford.gov

ARUNAN ARULAMPALAM
MAYOR

RODNEY L. BARCO
Fire Chief/Emergency Management Director

September 15, 2025

State of Connecticut Department of Administrative Services
Codes and Standards Committee

To the Respected Members of the Committee,

My name is Rodney L. Barco 38th Fire Chief, City of the Hartford Fire Department. I am also a member of the Connecticut Career Fire Chiefs Association and serve the community in the Capitol City of CT.

I am submitting this written testimony in opposition to the proposed language in the Building Code and the Fire Code, which permits the construction of buildings with a single exit stair and relies on a community's fire department to certify that they can use ground ladders or aerial apparatus to serve as a second means of egress.

The testimony of the Joint Council of Fire Service Organizations, which is being submitted to the Committee, offers additional details regarding the fire service's reasoning for opposing these changes, and I support the content.

Very Respectfully,

Sincerely,

Rodney Barco

Rodney L. Barco
38th Fire Chief/EMD
City of Hartford Fire Department

WILLIMANTIC FIRE DEPARTMENT

860-456-1002 • Fax: 860-423-7304

RONALD A. PALMER, JR
Fire Chief
rpalmerjr@windhamct.gov

PETER C. BRUSCATO
Deputy Fire Chief
pbruscato@windhamct.gov

September 15, 2025

State of Connecticut Department of Administrative Services
Codes and Standards Committee

To the Respected Members of the Committee,

My name is Ronald Palmer, Jr. I am a member of the Connecticut Career Fire Chiefs Association and serve the community of Windham as Fire Chief of the Willimantic Fire Department.

I am submitting this written testimony in opposition to the proposed language in the Building Code and the Fire Code, which permits the construction of buildings with a single exit stair and relies on a community's fire department to certify that they can use ground ladders or aerial apparatus to serve as a second means of egress.

The testimony of the Joint Council of Fire Service Organizations, which is being submitted to the Committee, offers additional details regarding the fire service's reasoning for opposing these changes, and I support the content.

Very Respectfully,

Ronald A. Palmer, Jr.
Fire Chief
Willimantic Fire Department

Outlook

Re: Single stairwell - 2026 CSFSC, and CSFPC Draft Amendments

From Rose-Marie <rdmarie111@yahoo.com>
Date Mon 10/6/2025 4:19 PM
To CodesStandards, DAS <DAS.CodesStandards@ct.gov>

Dear Committee:
I have another comment, from having seen an article that has comments from a developer.

The one stairwell is intended for smaller buildings, as we know. These smaller buildings are easily not going to be well maintained over time, that perhaps the landlords are not taking proper care, especially as the buildings age. It is very well known that all over Connecticut there is a huge shortage of fire inspectors, that many residences that are not getting the statutory inspections. A developer who mentions the buildings would have sprinkler systems and self-closing doors is true in an ideal sense. However, when there is not an annual inspection, a landlord or other responsible party can skip the tests on fire alarm systems and sprinklers, thinking they just saved some money. They may not repair their systems on a timely basis.

Also, there have been many deadly fires when there are self-closing doors for unit doors and stairwell doors. But the self-closing doors are often not functioning or defeated. They can be chocked, tied back, also people often undo the self-closing adjustments. Also, as to one-hour resistance, keep in mind that there is also a push for relaxing permitting and permit inspections. You cannot simply trust that all these various parties will do the right thing. Municipalities notoriously do not adequately staff their fire marshal offices, and the minimal heroic staff cannot keep up to the total volume, esp ever increasing numbers. Developers can skimp and if there won't be a permit inspection, it might not be known until there is a fire.

It is not good to have one stairwell when it has been laid out plainly the risks to occupants, emergency personnel from EMT, to firefighters or police. Once a fire does start in one of these buildings, it is too dependent on systems or doors etc. That a second stairwell is proven to be very important.

There have been much too much assumptions and over reliance on the fact that recent structures so far haven't had a bad fire. Over history, many of the very worst fires have been where there was an assumption the building was "fireproof," and found out the hard way why it was not.

Rose-Marie de Rensis

Outlook

Single egress up to 6 stories

From Stephanie Dexter <dextersteph45@gmail.com>
Date Tue 9/16/2025 8:12 AM
To CodesStandards, DAS <DAS.CodesStandards@ct.gov>

To the Members of the Commission,

I am writing to express my concern regarding the proposed change to the building code that would allow six-story buildings to be constructed with only one stairwell or egress.

While I understand the intention behind simplifying requirements, this adjustment raises serious questions of safety and accessibility for residents, visitors, and first responders.

Multiple means of egress are a fundamental safeguard in the event of fire, power loss, or other emergencies. Reducing this requirement in buildings of such height could delay evacuations, increase risks of congestion during emergencies, and place vulnerable individuals—such as seniors, children, or persons with disabilities—at greater risk.

I respectfully urge the Commission to reconsider this proposed change and prioritize public safety. A second stairwell or egress in buildings of this scale is a basic standard that protects lives and fosters confidence in the built environment.

Thank you for your consideration.
Sincerely,

Stephanie Dexter
South Windsor
Planning and Zoning Commissioner

Center for Building in North America
Brooklyn, NY
centerforbuilding.org

Stephen Smith
stephen@centerforbuilding.org

October 8, 2025

Public comment from the Center for Building in North America regarding proposed Appendix R, Single-Exit Provisions

Thank you for the opportunity to comment on the draft 2026 Connecticut State Building Code changes. I would like to focus my comments on the proposed Appendix R, Group R-2 Single-Exit Provisions. I will start with some specific comments about the text and technical details. I will follow this with a suggested compromise. Finally, I will leave some general comments about the state's overall approach to risk in different occupancies and bias against multifamily occupancies in particular, and the life safety risk it poses for Connecticut residents.

Textual analysis

I have been following existing single-exit code sections around the country and world, as well as new proposals, and Connecticut's proposed Appendix R is one of the most conservative that I have seen. It appears to be a poison pill, meant to satisfy the requirements of the legislative mandate to come up with a taller single-exit allowance without actually allowing anything to be built. The choice to put it into an optional appendix, the self-certification form required, and the technical requirements all add up to a section that is unlikely to ever be used in practice.

The appendix begins with the note that "[n]ot all municipalities have the appropriate aerial apparatus, personnel, or water supply to adequately respond to a structure designed using this appendix." This is not in keeping with the logic of the rest of the code. The base code depends on the availability of aerial apparatus, as evidenced by the high-rise definition in Section 202. This definition was arrived at, according to the IBC Commentary, because 75 ft. (as measured according to the definition) is the limit of ground-based firefighting. Obviously ground ladders cannot reach this high, so the implication is that aerial apparatus will be available in jurisdictions that permit buildings beyond the three-story reach of ground ladders. If the base code were not willing to assume availability of aerial apparatus, then the high-rise definition would be lowered to roughly 30 ft. for certain jurisdictions, and the much more onerous high-rise requirements would apply to mid-rises in those areas.

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Furthermore, the code imposes no restrictions generally on height or building area based on fire department capabilities. A 100-story supertall skyscraper is allowed according to the text of the base code that is adopted in every jurisdiction in Connecticut. While obviously a volunteer department in a rural area is not equipped to fight fires in these buildings, the code accepts that some discretion must lie with land use authorities. If a jurisdiction cannot handle a fire in a supertall skyscraper, they can simply not permit them according to their land use rules. The same should apply to single-exit buildings.

The note about water supply raises the question: why is a single-exit building, with a very limited occupancy, of particular risk in jurisdictions that lack adequate municipal water supplies compared to, say, a building 10 times the size with two exits? Do they not rely even more so on the availability of sprinklers? They of course do, and there are many provisions in the building and fire codes for private water supplies for these sprinkler systems. There is no reason the same should not apply to a single-exit building.

Moving beyond this note, Section R101.1.1 requires municipalities to submit a self-certification form that no other type of multifamily building requires. It is unlikely that any jurisdiction in the state can fulfill the requirements – no fire department that has ever reported more than two incidents to the National Fire Incident Reporting System has a 90th-percentile response time to structure fires is within four minutes (see attached document for a complete list of departments and the median and 90th-percentile response times, as reported in NFIRS records). The fire service is likely well aware of this, and has designed this requirement with this in mind. No building can guarantee complete self-reliance when it comes to evacuations of people with disabilities, and much larger buildings have much higher risks of a disabled person being trapped inside of them and requiring timely rescue. Cities across the state accept this risk when they permit two-stair buildings, so it is logically inconsistent to impose higher standards for single-stair buildings with many fewer occupants.

Within the main R101.2 section, there are a few more questionable provisions.

The first item would allow a retail use on the ground floor of a six-story building, but not a residential use. This is likely based on a misinterpretation by drafters of Seattle's code section, which contains

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the text that "[n]ot more than 5 stories of Group R-2 occupancy are permitted to be served by a single exit," while allowing six stories overall. The Seattle interpretation of this, as stated to me by their current building official, is that a six-story, all-residential building would be allowed, since the ground floor is not considered to be served by the exit.

Item 13(e) requires that a stairway be 48 in. wide, between the handrails. This requirement is not found in code sections of any of the jurisdictions that allow and build taller single-exit buildings – all of these (New York City, Seattle, Georgia, Vermont, and Puerto Rico) default to the base code's stairway width for the occupant load. If the required width in this section is increased because the 36-in. default is not felt to be wide enough for a firefighting with their gear to ascend, then the minimum size in all buildings should be proposed to be increased, not just those with a single exit. If the required width in this section is increased to allow simultaneous passage of a firefighter with their gear and an evacuee, then 48 in. is not wide enough (and in any case, standard multifamily stairways are switchbacks, where there is a landing just a few feet away, which provides more room for people to pass each other). There will be major spatial implications for a 48-in. stairway, as it occupies 33 percent more floor area than the base code's 36-in. default requirement for low occupancies (see attached diagram). Connecticut's requirement increases this further still, as it specifies that stairways should be measured between the handrails, not the standard way of measuring between the walls.

Item 18 contains a restriction not found in any code section that has ever been passed in the United States, which is that every dwelling unit must contain a window onto a fire apparatus access road. This is an excessive requirement given the requirement to pressurize the stairway. Abroad, designers are often given two options: either give ever unit a window onto a public right-of-way for rescues, or harden the exit using enclosure and pressurization. Elsewhere in the United States, jurisdictions simply do not assume fire department response, and require pressurization. Connecticut is demanding both (on top of the many other requirements not found abroad). This is logically inconsistent and is applying a level of risk-aversion that does not match that of current codes adopted in Connecticut.

Proposed compromise

The extremely restrictive draft text suggests that Connecticut stakeholders are not willing to accept workable conditions for single-exit multifamily buildings up to six stories. As such, I would recommend

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lowering the height limit back to four stories, under a less onerous set of conditions. Alternatively, the conditions proposed could stand for five- and six-story buildings, while a less onerous set of conditions could apply to four-story buildings. Beyond that, Connecticut should stick to another state or model code organization's four-story text, without imposing additional conditions.

For a less onerous four-story option, the self-certification form should be scrapped, and the item should be moved out of the appendix into the main body of the code.

The National Fire Protection Association has, since 1991, allowed single-exit multifamily occupancies up to four stories. This code section is found at 30.2.4.6 of NPFA 101, with identical language found in NFPA 5000:

30.2.4.6 A single exit shall be permitted in buildings where the total number of stories does not exceed four, provided that all of the following conditions are met:

(1) There are four or fewer dwelling units per story.
(2) The building is protected throughout by an approved, supervised automatic sprinkler system in accordance with 30.3.5.
(3) The exit stairway does not serve more than one-half story below the level of exit discharge.
(4) The travel distance from the entrance door of any dwelling unit to an exit does not exceed 35 ft (10.7 m).
(5) The exit stairway is completely enclosed or separated from the rest of the building by barriers having a minimum 1-hour fire resistance rating.
(6) All openings between the exit stairway enclosure and the building are protected with self-closing door assemblies having a minimum 1-hour fire protection rating.
(7) All corridors serving as access to exits have a minimum 1-hour fire resistance rating.
(8) Horizontal and vertical separation having a minimum ½-hour fire resistance rating is provided between dwelling units.

Both Vermont and Georgia, across their entire states, strike Chapter 10 of the IBC and instead adopt NFPA's egress provisions, including these, allowing single-exit apartment buildings up to four stories. Separately but in the same spirit, New Hampshire amends Table 1006.3.4(1) of its statewide adoption of the International Building Code in a similar way, while Puerto Rico does the same across its territory but for five stories.

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The International Code Council is considering proposals to do the same for its 2027 I-Codes. The E24-24-SHAPIRO-MC1 modification to my original E24-24 proposal was passed by the Means of Egress committee to the IBC in 2024, and will be voted on by the government membership in 2026 for inclusion in the 2027 codes. It is based on NFPA's longstanding code section, which Jeff Shapiro mentioned in his statement proposing the floor modification that was ultimately adopted. One version of E24-24-SHAPIRO-MC1 has been finalized for adoption in the upcoming cycle as an optional appendix for cities in Oregon, while another has been recommended for adoption with Minnesota's next code. While it is unclear which version of E24-24 will ultimately be adopted, I believe that something will – options include the E24-24-SHAPIRO-MC1 modification approved by the committee in the fall, the E24-24-1 public comment put forward by Washington State officials to require a corridor, or the E24-24-2 public comment by Stephen Thomas clarifying the status of occupied roofs.

Any of these would serve as feasible code language for Connecticut, if you can resist the urge to add additional restrictions.

General comments about risk and bias
Code development in the United States has acquired an unfortunate tendency to apply standards in excess of risk to multifamily buildings as compared to single-family ones. The result, as evidenced in a Pew Charitable Trusts report released recently, is that single-family houses built since 2000 have a fire fatality rate that is four times that of multifamily buildings built in the same period.

This raises the uncomfortable question of whether differential standards are actually raising the fire fatality rate, by making safer new multifamily homes too expensive to build compared to more dangerous new single-family homes. This is an unanswered question, since new multifamily does continue to be built and it is unclear the extent to which fire safety measures raise costs overall. However, this proposed appendix takes this dynamic to the extreme by making new single-stair buildings simply impossible to build. The risk of blocked egress in modern multifamily buildings with the full suite of active and passive systems like stairway enclosures, self-closing doors, fire-rated assemblies, hard-wired smoke detectors, redundant alarms, and sprinklers is simply not high enough to make much of a difference in fire fatality rates. On the other hand, the excessive requirements levied by this draft will almost certainly make the typology impossible to build. What this means is that the state of Connecticut is literally regulating safe construction out of existence by

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focusing on stamping out infinitesimal egress risks in taller single-exit buildings while tolerating an order of magnitude more risk in the existing housing stock, and dramatically more risk in even new, code-compliant single-family houses.

This dynamic persists because of poor perception of risk within the fire service and among building officials, and bias against multifamily occupancies in particular. This was on display at the legislative hearing over the bill that eventually led to this draft being proposed. Rep. Boyd asked Westport Fire Marshal Terry Dunn, who is also the current president of the Connecticut Fire Marshals Association, at around 1:49:00 of the hearing an open-ended question about whether he feels the fire service has had enough of a voice in housing affordability discussions. Fire Marshal Dunn very quickly responded that he is opposed to even currently code-compliant five-story apartment buildings in his town of Westport, as required by state affordable housing law.

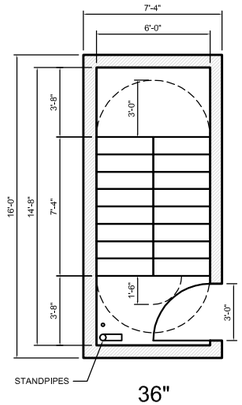
Given the data showing the very high levels of safety of new multifamily buildings compared to the existing housing stock, his instinct to complain about how unsafe new affordable multifamily housing is – in a jurisdiction dominated by older, unsprinklered light wood-frame houses – raises serious questions about whether the fire service is arriving at conclusions based on data and accurate perceptions of risk, or is drawing unwarranted conclusions based on their pre-existing biases against multifamily occupancies.

Thank you,

Stephen Smith
Executive director

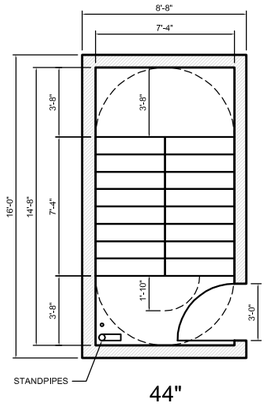
EXIT WIDTH COMPARISON

1. Landings shall have a width not less than the width of the stairway.
2. Landings shall have a length measure in the direction of travel not less than 44 inches.
4. Doors in the full open position shall not reduce a required dimension by more than 7 inches.
3. Door in any position shall not reduce the landing to less than one-half its required width.
4. Walls are 8" thick (2 hour rated wall with 2 layers of gypsum board on each side, and 6" wood stud). CMU wall is similar thickness (CMU block is 7 5/8")
5. Areas include the walls around the stairs.



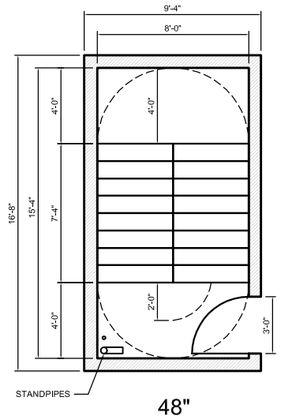
36"

Area: 117.33 square feet



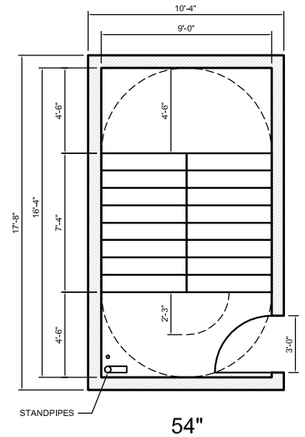
44"

Area: 138.67 square feet
+18.2%



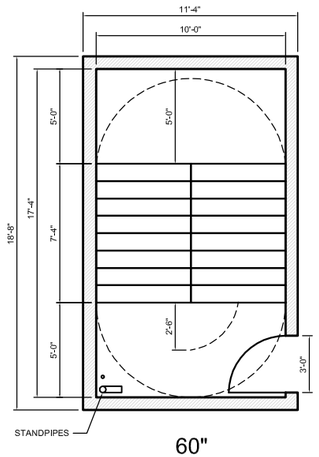
48"

Area: 155.56 square feet
+32.6%



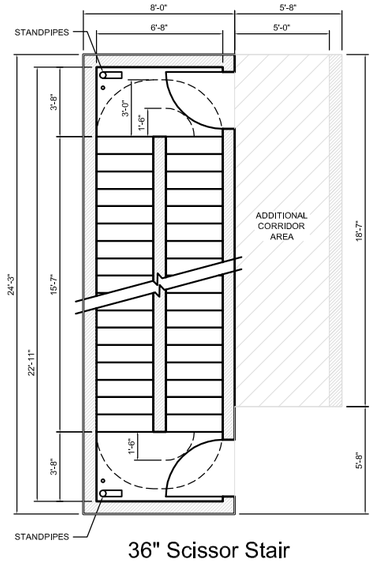
54"

Area: 182.56 square feet
+55.6%



60"

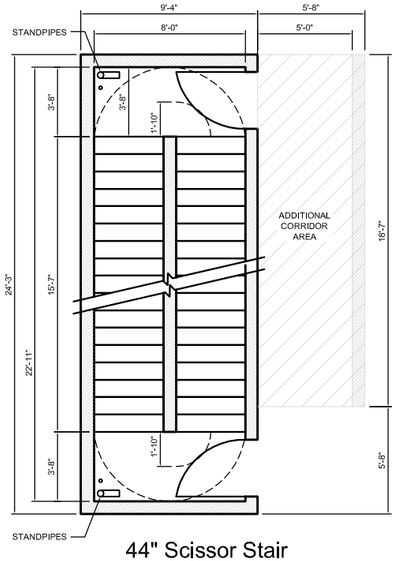
Area: 211.56 square feet
+80.3%



36" Scissor Stair

Area: 194.00 square feet
+65.3%

Area with additional corridor:
299.31 square feet
+155.1%



44" Scissor Stair

Area: 226.33 square feet
+92.9%

Area with additional corridor:
331.64 square feet
+182.66%

ct-fd-response-times

fd_name	state	fire_department_id_number	average_time	median_time	time_90th_percentile	incidents
HARTFORD FIRE DEPARTMENT	CT	2140	4.219709	4	6	1238
WATERBURY FIRE DEPARTMENT	CT	6240	5.089953	5	8	856
CITY OF BRIDGEPORT FIRE DEPT	CT	5020	4.222222	4	6	756
New Britain Fire Dept	CT	2180	3.618974	4	5	643
NORWICH FIRE DEPARTMENT	CT	8150	7.381074	4	19	391
MERIDEN FIRE DEPARTMENT	CT	6120	3.824934	4	6	377
HAMDEN FIRE DEPT	CT	6100	4.135802	4	7	324
EAST HARTFORD FIRE DEPARTMENT	CT	2090	4.893333	5	7	300
DANBURY FIRE DEPT	CT	5040	5.217241	5	9	290
NEW HAVEN FIRE DEPARTMENT	CT	6160	4.082734	4	6	278
NEW LONDON FIRE DEPARTMENT	CT	8120	4.176471	4	6	272
NORWALK FIRE DEPT	CT	5140	5.835821	6	8	268
BRISTOL FIRE DEPARTMENT	CT	2040	3.657795	3	6	263
STAMFORD FIRE DEPT	CT	5180	4.015504	4	6	258
TOWN OF WEST HARTFORD	CT	2260	3.980237	4	6	253
TOWN OF MANCHESTER	CT	2161	4.300429	4	6	233
West Haven Fire District Hea	CT	6250	4.243363	4	7	226
NAUGATUCK FIRE DEPARTMENT	CT	6150	4.723982	5	7	221
GREENWICH FIRE DEPARTMENT	CT	5090	5.469388	5	9	196
FAIRFIELD FIRE DEPT	CT	5070	6.421053	6	9	190
WESTPORT FIRE DEPARTMENT	CT	5220	5.336898	5	8	187
SOUTHINGTON FIRE DEPT	CT	2230	5.567568	5	8	185
STRATFORD FIRE DEPT	CT	5190	5.994595	6	8	185
WALLINGFORD CENTRAL FIRE HDQR	CT	6230	5.691275	5	9	149
MILFORD FIRE DEPARTMENT	CT	6140	5.324324	5	7.3	148
CHESHIRE FIRE DEPARTMENT	CT	6050	6.204545	6	10	132
EAST HAVEN	CT	6080	4.225806	4	6	124
ANSONIA FIRE DEPT	CT	6010	4.368852	4	7	122
NORTH HAVEN FIRE DEPARTMENT	CT	6180	5.666667	5	9	114
TORRINGTON FIRE DEPT	CT	1210	4.232143	3	7	112
WILLIMANTIC FIRE DEPARTMENT	CT	4140	5.075472	5	8	106
GUILFORD VOLUNTEER FIRE DEPT	CT	6090	6.530612	6	10.3	98
BETHEL FIRE DEPARTMENT	CT	5010	6.298969	5	10	97
SOUTHBURY VOL FIREMEN	CT	6220	7.680412	7	11	97
TOWN OF COVENTRY FIRE DPT	CT	3040	8.515789	8	13	95
BROOKFIELD FIRE DEPARTMENT	CT	5030	5.934066	6	9	91
WOLCOTT VOL FIRE DEPT	CT	6260	4.211111	4	7	90
WATERFORD FIRE DEPARTMENT	CT	8210	6.37931	6	10	87
Town of Farmington	CT	2120	7.885057	7	13	87
MIDDLETOWN FIRE DEPT	CT	7120	4.149425	4	6	87
HADDAM VOLUNTEER FIRE DEPT	CT	7090	10.662791	10	16	86
ALLINGTOWN FIRE DISTRICT	CT	6251	4.373494	4	7	83
GLASTONBURY FIRE DEPARTMENT	CT	2130	7.060976	6	12	82
WATERTOWN FIRE DEPT	CT	1240	4.13924	4	6	79

WINDSOR FIRE DEPARTMENT	CT	2280	8.805195	8	15	77
BLOOMFIELD CENTER FIRE DEPT	CT	2030	6.106667	6	9.6	75
TOWN OF VERNON FIRE DEPT	CT	3120	6.333333	6	10	75
Plainville	CT	2200	5.04	5	8	75
MANCHESTER EIGHTH DISTRICT	CT	2160	3.541667	3	5	72
WETHERSFIELD VOL FD	CT	2270	5.681159	5	8	69
New Canaan Fire Department	CT	5110	6.782609	7	11	69
BRANFORD FIRE DEPARTMENT	CT	6040	5.030769	5	8	65
SUFFIELD FIRE DEPARTMENT	CT	2250	7.25	7	11	64
SEYMOUR CITIZENS ENGINE CO 2	CT	6060	6.387097	6	10.9	62
ENFIELD FIRE DIST NO 1	CT	2110	4.360656	4	8	61
EAST LYME FIRE SERVICE	CT	8130	6.566667	6	10	60
THOMPSONVILLE FIRE DIST NO 2	CT	2115	3.033333	3	5	60
WINDSOR LOCKS FIRE DEPARTMENT	CT	2290	6.344828	6	10	58
WATERWITCH HOSE CO 2	CT	1140	6.775862	6.5	10	58
CITY OF DERBY FIRE DEPT	CT	6070	3.982759	3.5	7	58
WESTON VOLUNTEER FIRE DEPT	CT	5210	7.927273	8	12.6	55
DANIELSON FIRE DEPT	CT	4040	8.236364	7	13	55
LOST ACRES FIRE DEPT GRANBY	CT	2150	7.636364	7	11	55
SOUTH FIRE DISTRICT	CT	7121	5.685185	6	8	54
CITY OF GROTON	CT	8051	4.351852	4	6	54
SIMSBURY FIRE DIST	CT	2220	5.814815	6	9	54
SHELTON FIRE DEPARTMENT	CT	5160	7.283019	7	11.8	53
WEST SHORE FIRE DIST	CT	6252	5.019231	5	9.9	52
MADISON HOSE COMP NO 1	CT	6110	6.352941	6	11	51
MOOSUP FIRE DEPT	CT	4082	8.039216	8	11	51
CANTON VOLUNTEER FIRE DEPT	CT	2070	9.16	9	12	50
POQUONNOCK BRIDGE FIRE DEPT	CT	8056	4.326531	4	6.2	49
LONG HILL FIRE COMPANY NO 1	CT	5201	4.795918	5	8	49
AVON VOLUNTEER FIRE DEPT INC	CT	2010	8.895833	8	14.3	48
PORTLAND VOLUNTEER FIRE DEPT	CT	7140	5.727273	5	9.7	44
TOWN OF BERLIN FIRE DEPT	CT	2020	5.55814	5	9	43
MONROE FIRE DEPARTMENT	CT	5100	6.418605	6	10.6	43
Colchester Fire EMS	CT	8060	8.463415	8	13	41
NEWINGTON FIRE DEPARTMENT	CT	2190	5.512195	6	8	41
ROCKY HILL FIRE DEPT CO NO1	CT	2210	8.439024	8	12	41
CROMWELL FIRE DISTRICT	CT	7030	5.85	5	9	40
EASTON VOLUNTEER FIRE DEPT1	CT	5060	6.15	6	8	40
PUTNAM FIRE DEPT	CT	4100	6.5	6	10	40
OXFORD FIRE DEPARTMENT	CT	6200	7	7	11.1	40
DURHAM VOLUNTEER FIRE DEPT	CT	7050	5.9	6	9	40
DAYVILLE FIRE DEPT	CT	4042	7.282051	7	11.2	39
ORANGE VOLUNTEER FIRE DEPT	CT	6190	6.051282	6	9	39
EAST GREAT PLAIN VOL FIRE CO	CT	8151	6.289474	6	10.3	38
TERRYVILLE FIRE DEPT	CT	1190	6.444444	6	10.5	36
SOMERS FIRE DEPARTMENT	CT	3080	5.694444	5	8.5	36

EAST BROOKLYN FIRE COMPANY	CT	4050	8.805556	7	15	36
VOL FIRE DEPT PROSPECT INC	CT	6210	4.2	4	6	35
MORTLAKE FIRE COMPANY	CT	4051	7.228571	7	10.6	35
NOROTON HEIGHTS FIRE DEPT	CT	5051	6.6	6	10	35
GRISWOLD FIRE DEPT	CT	8040	7.857143	9	11.6	35
SANDY HOOK VOLUNTEER FIRE CO	CT	5134	7	7	11.6	35
WINSTED FIRE DEPT	CT	1250	4.882353	4.5	9.1	34
Westfield Fire District	CT	7122	7.352941	6.5	11.7	34
SOUTH KILLINGLY FIRE DEPT	CT	4044	9.5	8	16.4	34
BURLINGTON VOL FIRE DEPT INC	CT	2060	8.558824	8	12	34
BLUE HILLS FIRE DISTRICT	CT	2031	5.30303	5	8	33
TOLLAND FIRE DEPT	CT	3100	9.151515	9	13.8	33
OLD SAYBROOK FIRE DEPT	CT	7130	4.909091	4	9.6	33
SOUTH WINDSOR VOL FD	CT	2240	8.69697	9	12	33
HARWINTON WEST SIDE FD	CT	1081	9.290323	9	15	31
CLINTON VOLUNTEER FIRE COMPANY	CT	7020	6.774194	6	11	31
TOWN OF DARIEN	CT	5050	6.483871	7	11	31
HAZARDVILLE FIRE DISTRICT	CT	2112	5.064516	4	7	31
EAST HAMPTON FIRE DEPT CO 1	CT	7070	6.354839	5	11	31
STAFFORDVILLE FIRE DEPT	CT	3090	7.233333	7	11.1	30
CANTERBURY FIRE DEPARTMENT	CT	4020	10.172414	10	14.4	29
RIDGEFIELD FIRE DEPT	CT	5150	6.103448	6	11	29
WILTON FIRE DEPT	CT	5230	7.137931	7	9.2	29
WOODBRIDGE FIRE DEPARTMENT	CT	6270	7.607143	7.5	11	28
WOODBURY VOLUNTEER FIRE DEPT	CT	1260	7.571429	7.5	11.3	28
MONTVILLE FIRE COMPANY	CT	8110	7.607143	7	11	28
GALES FERRY FIRE COMPANY2	CT	8081	6.285714	5	11	28
NEWTOWN HOOK LADDER VOL FD	CT	5130	5.888889	5	11	27
MIDDLEFIELD VOLUNTEER FIRE DPT	CT	7110	5	5	8	27
EAST GRANBY VOL FIRE DEPT	CT	2080	6.846154	7	10	26
THOMASTON FIRE DEPT	CT	1200	5.115385	4	8.5	26
EAST HADDAM VOLUNTEER FIRE DPT	CT	7060	10.384615	10	16	26
COMMUNITY FIRE DEPARTMENT	CT	4131	10.12	8	16.2	25
WEST STAFFORD FIRE DEPT	CT	3092	5.76	5	9	25
ATTAWAUGAN FIRE DEPT	CT	4041	8.44	8	13.6	25
PLAINFIELD FIRE DEPT	CT	4080	9.625	8	12	24
NORTH MADISON VOL FIRE CO	CT	6111	6.833333	6	11.7	24
BROAD BROOK VOLUNTEER FIRE DPT	CT	2050	4.916667	5	8.4	24
ASHFORD VOLUNTEER FD NO 1	CT	4010	9.291667	10	13.7	24
STONY HILL FIRE DEPARTMENT	CT	5011	8.695652	9	15.6	23
LEBANON FIRE DEPARTMENT	CT	8070	9.130435	9	13.8	23
NEW HARTFORD FIRE DEPT	CT	1130	11.73913	12	15	23
SHERMAN VOLUNTEER FIRE DEPT	CT	5170	14.434783	14	22	23
NEW FAIRFIELD VOLUNTEER FD	CT	5120	8.217391	8	12	23
LEDYARD FIRE COMPANY1	CT	8080	8	7	12.8	23
NORTH BRANFORD VOLUNTEER FD	CT	6170	5.454545	4.5	7.9	22

POMFRET VOLUNTEER FIRE DEPT	CT	4090	12	11	18.6	22
TRUMBULL VOLUNTEER FD CO 1	CT	5200	6.590909	6	9	22
MARLBOROUGH VOLUNTEER FIRE DP	CT	2170	6.090909	6.5	9.9	22
HEBRON FIRE DEPT	CT	3060	8.227273	6.5	12	22
MYSTIC FIRE DEPT	CT	8053	5.952381	5	10	21
NORTH THOMPSONVILLE FIRE DIST	CT	2113	3.238095	3	5	21
SCOTLAND VOLUNTEER FIRE CO	CT	4110	10.809524	10	16	21
NORFOLK VOLUNTEER FIRE DEPT	CT	1150	9.285714	9	13	21
MUDDY BROOK FIRE DEPT	CT	4152	8.65	9	13.4	20
COLUMBIA VOLUNTEER FIRE DEPT	CT	3030	7.315789	8	10.2	19
BUNGAY FIRE BRIGADE	CT	4151	12.526316	13	16.2	19
ROXBURY VOLUNTEER FIRE DEPT	CT	1170	11.947368	11	16.2	19
ATWOOD HOSE FIRE COMP	CT	4083	6.842105	6	10	19
VOLUNTOWN VOL FIRE CO	CT	8200	8.666667	7	15	18
WILLINGTON FIRE DEPT NO 1	CT	3130	5.944444	6	9	18
ANDOVER VOLUNTEER FIRE DEPT	CT	3010	8.166667	9	12.3	18
KILLINGWORTH VOL FIRE CO	CT	7100	8.444444	7	15.5	18
LYME VOLUNTEER FIRE DEPT	CT	8100	14.277778	12	24.4	18
EASTFORD INDEPENDENT FIRE CO	CT	4060	12.055556	13.5	20.6	18
PRESTON FIRE AND EMERGENCY	CT	8171	5.722222	5.5	9.3	18
BEACON HOSE COMPANY	CT	6020	6	6	8.6	18
STEPNEY FIRE DEPT	CT	5101	7.5	7.5	10.6	18
OLD MYSTIC FIRE DEPARTMENT	CT	8192	6.764706	6	9.6	17
BALTIC FIRE DEPARTMENT	CT	8010	6.882353	7	11	17
TAFTVILLE VOLUNTEER FIRE CO	CT	8154	7.764706	8	14	17
WAREHOUSE POINT FIRE DISTRICT	CT	2051	4.176471	4	7	17
ELLINGTON CENTER VOLUNTEER FD	CT	3050	7.25	6.5	12.5	16
BOZRAH VOLUNTEER FIRE COMPANY	CT	8020	9.625	8.5	16.5	16
OLD LYME FIRE DEPARTMENT	CT	8160	11	9	18.6	15
TOWN OF MANSFIELD FIRE DEPT	CT	3070	6.266667	6	9.6	15
BELLTOWN FIRE DEPT INC	CT	5181	3.533333	4	5	15
WESTBROOK CHEMICAL ENGINE CO	CT	7150	6.214286	6	10.8	14
DEEP RIVER FIRE DEPT	CT	7040	6.5	6	10.4	14
NICHOLS FIRE DEPT	CT	5202	7.153846	6	10	13
LITCHFIELD FIRE DEPARTMENT	CT	1110	8.538462	8	10.8	13
BOLTON FIRE DEPARTMENT	CT	3020	7.538462	7	9.8	13
EAST PUTNAM FIRE DEPT	CT	4101	12.153846	11	16.8	13
NOROTON FIRE DEPT	CT	5052	7.416667	7	9.8	12
LONGRIDGE FIRE CO INC	CT	5183	5.666667	6	7.9	12
STEVENSON FIRE DEPT	CT	5102	8	6.5	11.9	12
N WINDHAM FIRE DEPARTMENT	CT	4141	6.272727	5	11	11
PLEASANT VALLEY FIRE DEPT	CT	1011	10.363636	10	15	11
OCCUM VOLUNTEER FIRE COMPANY	CT	8153	7.636364	6	12	11
NORTH STONINGTON VOL FD	CT	8140	7.909091	6	13	11
NORTH CANAAN FIRE DEPT	CT	1160	6.272727	7	8	11
YANTIC FIRE ENG CO1	CT	8155	6.181818	7	8	11

WILLAIMSVILLE FIRE DEPT	CT	4045	8.909091	8	11	11
THOMPSON HILL FIRE DEPARTMENT	CT	4130	13.4	11	21.2	10
EAST KILLINGLY FIRE DEPT	CT	4043	7.9	8.5	11.2	10
HARWINTON FIRE DEPT	CT	1080	5.2	4.5	7.4	10
LISBON VOLUNTEER FIRE DEPT	CT	8090	10.7	10.5	17.1	10
WASHINGTON VOL FIRE DEPT	CT	1230	7.6	7	11.2	10
WOODSTOCK VOLUNTEER FIRE ASSN	CT	4150	11.8	11	18.8	10
KENT VOLUNTEER FIRE DEPT INC	CT	1090	7.555556	7	10.4	9
ESSEX FIRE ENGINE CO 1	CT	7080	7.777778	6	17.6	9
PRESTON CITY FIRE COMPANY	CT	8170	7.666667	7	11	9
SHAKER PINES FIRE DEPARTMENT	CT	2114	6.75	6.5	11.3	8
HAMPTON VOLUNTEER FIRE CO INC	CT	4070	7.625	8	10	8
Bantam Fire	CT	1112	8.25	7	13.9	8
LAKEVILLE HOSE COMPANY 1 INC	CT	1100	5.625	6	7.3	8
NEPAUG FIRE DEPARTMENT	CT	1132	8.625	7	12.5	8
UNIVERSITY OF CT FIRE DEPT	CT	3072	6.857143	5	11.2	7
NORTHVILLE FIRE DEPT	CT	1141	10.714286	8	16.8	7
THE TOWN OF SALEM	CT	8180	10.571429	9	15.8	7
REDDING FIRE COMPANY DIST NO 2	CT	5082	9.5	9.5	14.5	6
DODGINGTOWN VOLUNTEER FIRE CO	CT	5132	7	6	12	6
MIDDLEBURY VOLUNTEER FIRE DEPT	CT	6130	6.166667	7	9	6
CHESTER HOSE COMPANY	CT	7010	6.666667	6.5	10.5	6
REDDING FIRE DISTRICT NO 1	CT	5081	5.5	5	8	6
STERLING FIRE COMPANY	CT	4120	9.833333	9	13	6
TURN OF RIVER FIRE DEPT	CT	5185	7.833333	8	11	6
ROWAYTON FIRE DEPT	CT	5141	4.5	6	6	6
LAUREL HILL VOLUNTEER FIRE DPT	CT	8152	6.8	6	10.4	5
UNITED FIRE CO OF BOTSFORD	CT	5131	5	6	6.6	5
BETHLEHEM FIRE DEPT INC	CT	1020	8.4	9	10	5
EAST THOMPSON FIRE DEPARTMENT	CT	4132	13.6	12	21.2	5
Hawleyville FD	CT	5133	7.2	8	10	5
FRANKLIN VOLUNTEER FD INC	CT	8030	7.75	7.5	11.4	4
SOUTH WINDHAM FIRE DISTRICT	CT	4142	9.5	9	13.1	4
NORTH CONVENTRY VOL FIRE DEPT	CT	3041	8	9	10	4
GEORGETOWN FIRE DISTRICT	CT	5080	8	6	12.6	4
NORTHFIELD FIRE COMPANY	CT	1113	10.25	9	14.2	4
ONECO FIRE DEPT	CT	4121	10.5	10.5	15.1	4
CENTER GROTON FIRE DEPT	CT	8050	7.666667	8	8.8	3
CORNWALL VOLUNTEER FIRE DEPT	CT	1060	12.333333	13	14.6	3
BARKHAMSTED EAST FIRE DEPT	CT	1010	10	11	11	3
GAYLORDSVILLE FIRE DEPT	CT	1142	7.333333	10	10.8	3
MOHEGAN TRIBAL FIRE DEPT	CT	8111	2.666667	3	3.8	3
CENTRAL VILLAGE FIRE DEPT	CT	4081	7.333333	8	8.8	3
QUIAMBAUG FIRE DEPARTMENT	CT	8194	10	9	13	3
WEQUETEQUOCK FIRE DEPARTMENT	CT	8195	7	5	9.8	3
STONINGTON FIRE DEPT	CT	8190	4	4	4	2

BRIDGEWATER VOLUNTEER FIRE DPT	CT	1030	6	6	9.2	2
GOSHEN VOLUNTEER FIRE COMPANY	CT	1070	9	9	9.8	2
UNION VOLUNTEER FIRE DEPT	CT	3110	17.5	17.5	25.1	2
RIVERTON VOLUNTEER FIRE DEPT	CT	1012	10	10	12.4	2
EAST HARTLAND VOLUNTEER FD	CT	2100	6.5	6.5	6.9	2
GROTON LONG POINT FIRE DEPT	CT	8052	13	13	14.6	2
QUINEBAUG VOLUNTEER FIRE DEPT	CT	4133	5	5	8.2	2
WARREN VOLUNTEER FIRE DEPT	CT	1220	17.5	17.5	24.3	2
CANAANFALLS VILLAGE FIRE DEPT	CT	1040	15	15	17.4	2
BRADLEY INTL AIRPORT FD	CT	2291	4	4	4.8	2
SOUTHBURY TRAINING SCHOOL	CT	6221	2	2	2	1
CRYSTAL LAKE FIRE DEPT	CT	3051	5	5	5	1
NOANK FIRE DEPT	CT	8054	8	8	8	1
WEST THOMPSON FIRE DEPARTMENT	CT	4134	15	15	15	1
CHAPLIN VOLUNTEER FIRE DEPT	CT	4030	5	5	5	1
MASHANTUCKET PEQUOT TRIBAL FIR	CT	8082	25	25	25	1

Colchester Fire & EMS

52 Old Hartford Road Colchester, CT 06415
Phone (860) 537-2512 Fax (860) 531-9393
firedepartment@ColchesterCT.gov

September 15, 2025

State of Connecticut Department of Administrative Services
Codes and Standards Committee

To the Respected Members of the Committee,

My name is Chief Steve Hoffmann. I am a member of the Connecticut Career Fire Chiefs Association and serve the community of the Town of Colchester.

I am submitting this written testimony in opposition to the proposed language in the Building Code and the Fire Code, which permits the construction of buildings with a single exit stair and relies on a community's fire department to certify that they can use ground ladders or aerial apparatus to serve as a second means of egress.

The testimony of the Joint Council of Fire Service Organizations, which is being submitted to the Committee, offers additional details regarding the fire service's reasoning for opposing these changes, and I support the content.

Very Respectfully,

Steve Hoffmann
Fire Chief
Colchester Fire & EMS

DEPARTMENT OF FIRE SERVICES
Fire Marshal's Office (203) 341-5020
Fax (203) 341-5009
Terrence Dunn Jr.
Fire Marshal

Subject: Formal Opposition to Appendix R of the Proposed 2026 CSBC

To Whom It May Concern,

I am writing to formally express my opposition to Appendix R of the proposed 2026 Connecticut State Building Code (CSBC). The proposal to permit the construction of buildings up to six stories in height with a single means of egress presents significant safety concerns. This change would endanger not only the lives of occupants but also the safety of firefighters responding to emergencies in such structures.

Modern firefighting tactics are heavily dependent on the availability of protected stairways to access upper floors and to utilize standpipe systems. These stairways provide a secure environment for fire suppression operations. Traditionally, one stairway is designated for occupant evacuation, while the other is used by firefighting personnel. Combining these functions into a single egress route creates a highly hazardous situation, increasing the risk to both civilians evacuating and firefighters entering the building.

Additionally, I have concerns regarding the implementation and oversight of the proposed **Municipal Self Certification Form**. If a municipality no longer meets the criteria for self-certification, what are the implications for the safety of existing buildings constructed under these provisions? Are tenants expected to accept an elevated level of risk as a consequence? Would a secondary means of egress be added retroactively, or would such a building be subject to evacuation?

While I recognize the urgent need to expand housing availability and address affordability challenges, these goals must not come at the expense of public safety. There are alternative strategies to reduce construction costs that do not involve compromising essential fire and building code protections. Weakening life safety standards is not an acceptable solution to the housing crisis.

515 POST ROAD EAST, WESTPORT, CT 06880

Thank you for your consideration of these concerns. I strongly urge you to reject Appendix R in its current form and to prioritize the safety of both building occupants and emergency responders.

Sincerely,

Terrence Dunn Jr.
Fire Marshal/Assistant Building Official

October 11, 2025

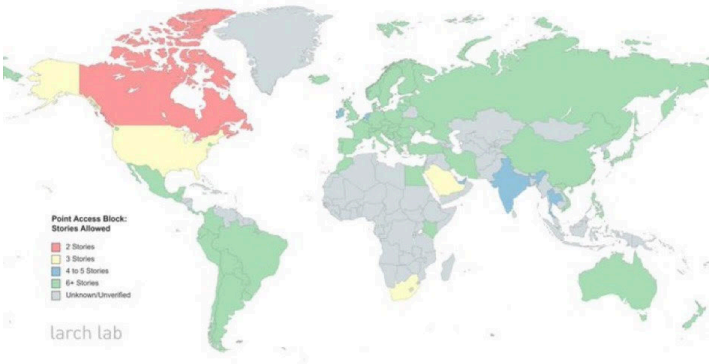
Public Comment on Section 5.2.4.3.1 in appendix R—Single Exit Provision

Dear members of the code amendment subcommittee

My name is Thomas Broderick, and I am Trumbull, Connecticut resident. Firefighters are among the most dedicated public servants we have in the country, and I am deeply moved by the amount of training and risk our departments (many of which, including Trumbull, are volunteer) take on. And as a person who wants to see the state build more safe, family-friendly, humanizing homes, I am highly interested in getting this code right. Unfortunately, the current proposal is not doing so. There are strong arguments in favor of allowing more multifamily buildings to utilize a single staircase, and the evidence nationally and internationally shows that this can be safely done. The requirement that even smaller buildings have two staircases imposes often-overlooked limits on builders and the residents that live in those homes, including:

- A lack of family-sized apartments
- A lack of of homes with cross-breeze (or, put another way, units that either face a busy street or don't)
- Making illegal a type of dwelling that already exists across Connecticut's traditional downtowns

Re-legalizing single stair units would unlock more homes of more varieties across the state. In terms of fire safety, I acknowledge that the new code has some fire officials concerned and in opposition, but I believe the evidence does not support their conclusion. Numerous countries, including France, Germany, Austria, and Japan allow single staircase buildings up to 4-10 stories, and they do not have higher fire fatalities than the United States. While Connecticut experienced a series of deadly fires at the start of 2024, many of these have occurred in older buildings or single family homes. Indeed, 80-90% of the annual fire deaths in our state occur in single family/duplex detached dwelling. Newer buildings, which would incorporate advanced sprinklers, fire dampening walls, and other fire-prevention technology, can safely have a single staircase. American cities like Seattle and New York City also have single stair provisions.



Map showing number of stories allowed for Point Access Blocks, aka "single stair.". Green indicates countries allowing 6 or more stories. Larger research on the issue can be found here.

Unfortunately, the current draft of the Single Exit ("single stair") provision, whether by design or accident, will neuter the intent of the legislators who passed the bill directing this code rewrite. In particular:

1. The requirement that all bedrooms have a street facing window will severely limit the floorplate options for apartments, and this requirement does not exist for single family homes or dual stair multifamily buildings.
2. The requirement to wrap the building in a driveway defeats the ability to build the type of family friendly infill development envisioned by the statute.
3. The requirement that there be no more than two buildings per lot makes little sense.
4. The emergency response standards are arbitrary and cannot be met by most large departments in the country.
5. The stair width is wider than necessary.

In his book *Stuck*, Yoni Applebaum highlights a 1913 quote from Lawrence Valor. Speaking at a National Housing Association conference, he stated that we must:

> "Do everything possible in our laws to encourage the construction of private dwellings and even two-family dwellings because the two-family house is the next least objectionable type and penalize so far as we can in our statute the multiple dwelling of any kind. If we require multiple dwellings to be fireproof and thus increase the cost of construction, if we require stairs to be fireproofed even when there are only three families, if we require fire escapes and a host of other things all dealing with fire protection we are in safe grounds because that can be justified as a legitimate exercise of the police power. In our laws let most of the fire provisions relate solely to multiple dwellings and allow our private houses and two-family houses to be built with no fire protection whatever."

Our firefighters and fire officials have the best interests of the state's residents at heart, but I worry that the less-than-thoughtful legacy of the past is still impacting our decisions today.

I am not a fire safety expert, so I have to look to the data. As highlighted above, virtually the entire world outside of the United States allows for single exit buildings with similar, or better, fire safety results. To go further, the Pew Charitable Trust recently issued a report titled "Modern Multifamily Buildings Provide the Most Fire Protection." The report found that modern multifamily buildings are the safest buildings to live in from a fire safety perspective (see the screenshots below from the report).

The key findings from Pew's research are:

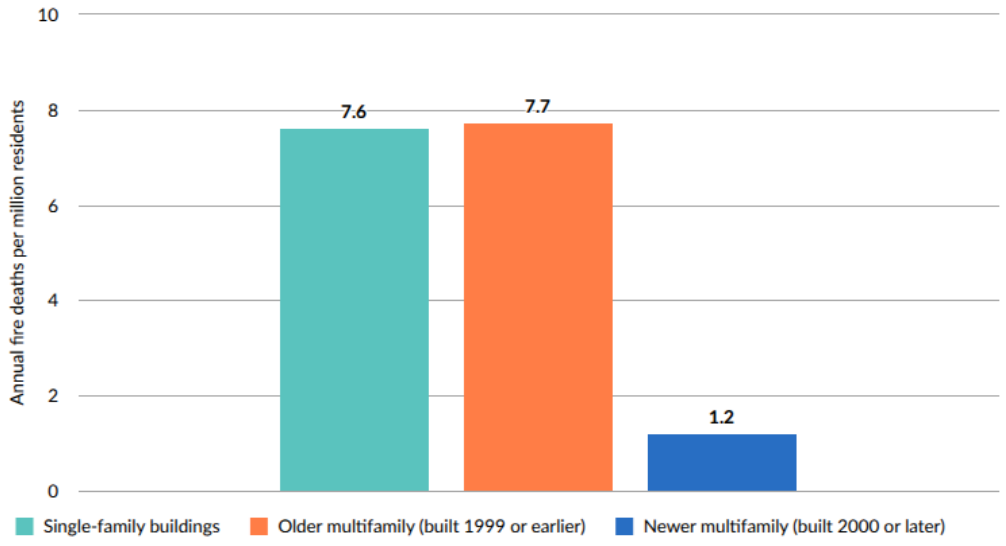
- Modern multifamily housing has a fire death rate one-sixth the rate of single-family homes and multifamily housing built before 2000.
- 6% of Americans live in modern apartments, but only 1% of residential fire deaths in 2023 occurred in these buildings.
- The fire death rate for modern multifamily buildings was less than one-fourth the rate in modern single-family homes.
- The results were similar across multiple states, indicating a consistent trend.
- The 2023 results show the same pattern as data examined for certain states from 2013 to 2024, demonstrating that 2023 was not an outlier.
- Modern single-family homes are also much safer than older ones. Single-family homes built since 2010 have a fire-death rate that is one-third the death rate of homes built prior to 1970.

Above: screenshot of the key findings from the report.

Figure 1

Modern Multifamily Buildings Were the Safest Type of Housing

In 2023, multifamily buildings built after 1999 had lower fire death rates than single-family and older multifamily buildings



Source: Pew analysis of 2023 National Fire Incident Reporting System and Home Fire Fatalities in the News datasets; U.S. Census Bureau, "American Community Survey, Table B25033: Total Population in Occupied Housing Units by Tenure by Units in Structure," 2023 one-year estimates; U.S. Census Bureau, "American Community Survey, Table B25127: Tenure by Year Structure Built by Units in Structure," 2023 one-year estimates

Above: fire safety data from the Pew's report.

As Amit Kamma wrote in an October 2025 piece in the Connecticut Mirror, “done right, single-stair reform can simultaneously expand housing choices and improve fire safety —a win that Connecticut cannot afford to squander.”

I want to close by thanking every member of this committee for their dedicated work. We all have the same goals at heart: the health and safety of our neighbors, and their ability to live in high-quality, human-centered homes of their choice. I urge you to reconsider the code so that it allows for these types of safe, single exit buildings that are built across the world and our country.

Sincerely,
Thomas Broderick

Outlook

Ill-advised fire code change, hearing September 17

From W Neal Fisher <wnealfisher@gmail.com>
Date Thu 9/4/2025 1:04 PM
To CodesStandards, DAS <DAS.CodesStandards@ct.gov>
Cc Sen. Needleman, Norm <norm.needleman@cga.ct.gov>; Representative Renee LaMark Muir <Renee.LaMarkMuir@cga.ct.gov>; Peter Buonome <amishchief@aol.com>

A Public Hearing for all 2026 CT Codes will be held on September 17 starting at 10:00 AM at the Legislative Office Building, Room 2D, 300 Capitol Avenue, Hartford.

Once again builders are suggesting that fire department ladders & aerial devices can be used as the second means of egress in occupancies up to six stories!

During the final hours of the last General Assembly Session, the Department of Administrative Services Codes and Standards Committee, which has 23 voting members, (of which only 2 are fire marshals), was charged with an affordable housing mandate - which included a single means of egress up to six stories! To ensure passage, the Codes and Standards Committee was increased by the General Assembly to include 4 additional builders or remodelers!

I have 36 years of fire fighting experience including time as a Life Safety Code Inspector. The idea to allow a single exit in a five story structure is insane, ill-advised, and will result in the death of Connecticut taxpayers. An aerial ladder can not possibly take the place of a second means of egress, even if the aerial ladder is parked outside of the structure 24 hours a day.

Think about it: everyone on the upper floor will be trapped. An aerial ladder can't rescue them all before residents start to jump. It will require two, three, or more aerial ladders and that may still not be enough. And since the building has four sides, multiply that by four.

It is shameful to try to force this through to accommodate affordable housing. Residents of affordable housing need the same fire protection as everyone else in our state.

Builders have long had too much influence on the fire code because they put profits ahead of fire safety. Don't let them put Connecticut citizens at risk.

Thank you
W. Neal Fisher
West Hartford (et al) Fire Department (retired)
19 Rosewood Lane
Ivoryton, CT 06442

860-899-5096

Outlook

2026 Public Comment

From Will C <wcranemorris@gmail.com>
Date Sat 10/11/2025 5:38 PM
To CodesStandards, DAS <DAS.CodesStandards@ct.gov>

Hi, as a longtime resident of CT, and a young person who faces a lack of housing choices in CT, I think allowing single stair buildings in the state is vital. In most places, only single family homes are allowed. To address our housing crisis, we need to build more apartment buildings, but people have a justifiable aversion to massive hotel style buildings, where each apartment gets its little sliver of outside facing wall, because two stairwells are mandated. Single stair apartment buildings would be much more suitable (and affordable to construct) on smaller lots, and would fit in with the cute character of our downtowns that so many of us enjoy in Connecticut.

It is disheartening to go to Europe and stay in an airbnb in a beautiful apartment with windows on multiple sides, knowing that such an apartment building is illegal to build here. Currently, our codes assume that apartments are fire traps waiting to immolate, rather than acknowledging that with modern building materials, appropriate firewalls etc, we can build safe apartment buildings with a single staircase (like Europe, Asia, and South America already do).

Single stair would help make housing more affordable, better to live in (especially for families), and better integrate with the neighborhood.

Thanks,
William Crane-Morris

Outlook

2026 Public Comment: Support Single Stair, code 5.2.4.3.1 in Appendix R

From Zach Oberholtzer <zach.oberholtzer@peoplestamford.org>
Date Fri 10/10/2025 10:41 AM
To CodesStandards, DAS <DAS.CodesStandards@ct.gov>

To whom it may concern,

I am writing in support of single stair reform and to legalize single stair apartment buildings in code 5.2.4.3.1 in Appendix R. Single stair apartment buildings offer greater flexibility for efficient land use and design of apartments, including allowing for a greater number of units to have cross ventilation. Double loaded corridors require larger lot sizes for projects to pencil making housing more expensive and also killing projects from smaller developers that would provide greater housing variety to our cities.

Single stair up to 6 stories in new apartment buildings has been shown to be extremely safe in Europe and other places that have adopted single stair building codes. There is no evidence that single stair buildings are less safe than double stair. Modern single stair buildings will include existing fire prevention and fighting technology and design practices (sprinklers, fire proof materials,etc...). To the extent we have dangerous fire safety conditions in CT is the fact we have too many old buildings as demonstrated by recent research from Pew. Replacing our aging housing stock is the best thing we could do for public fire safety and single stair reform will allow that to happen faster. The superior flexibility and efficiency of single stair buildings will allow more smaller projects to move forward and reduce the per unit cost of constructing housing. Additionally, it will open up new lots that are currently unprofitable to develop under existing building codes.

Thank you for your consideration.

Sincerely,

Zach Oberholtzer
People Friendly Stamford