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STATE OF RHODE ISLAND

IN GENERAL ASSEMBLY

JANUARY SESSION, A.D. 2025

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A N A C T

RELATING TO HEALTH AND SAFETY -- STATE BUILDING CODE

Introduced By: Representatives Shekarchi, Casey, Tanzi, Blazejewski, Speakman,  
Cotter, Dawson, Stewart, Finkelman, and Hull

Date Introduced: February 27, 2025

Referred To: House Municipal Government & Housing

It is enacted by the General Assembly as follows:

1           SECTION 1. Sections 23-27.3-100, 23-27.3-100.1 and 23-27.3-108.2 of the General Laws  
2 in Chapter 23-27.3 entitled "State Building Code" are hereby amended to read as follows:

3           **23-27.3-100.0. Scope.**

4           [This chapter governs the state building code and the establishment, operation and](#)  
5 [maintenance of electronic permitting platforms for state and local permitting.](#)

6           **23-27.3-100.1. Short title — Applicability.**

7           This act shall be known as the “Rhode Island state building code” referred to throughout  
8 this chapter as “this code”, which includes a rehabilitation building and fire code for existing  
9 buildings and structures. In accordance with this chapter, this act controls:

10           (1) The construction, reconstruction, alteration, repair, demolition, removal, inspection,  
11 issuance, and revocation of permits or licenses, installation of equipment, classification, and  
12 definition of any building or structure, and use or occupancy of all buildings and structure and parts  
13 of them;

14           (2) The rehabilitation and maintenance of existing buildings;

15           (3) The standards or requirements for materials to be used in connection with buildings and  
16 structures, including but not limited for safety, ingress and egress, energy conservation, and sanitary  
17 conditions;

18           (4) The establishment of reasonable fees for the issuance of licenses and permits in  
19 connection with buildings and structures;

1           (5) The establishment and maintenance of an electronic permitting platform and regulations  
2 related to the use of the platform for use in all matters related to the applications and review for  
3 state and local building permits, municipal zoning applications, municipal planning applications,  
4 applications and permits for the department of environmental management, applications and  
5 permits for the department of transportation and applications and permits for the coastal resources  
6 management council.

7           Except as those matters are otherwise provided for in the general laws or in the rules and  
8 regulations authorized for promulgation under the provisions of this code.

9           **23-27.3-108.2. Duties of the state building code commissioner. [Effective January 1,**  
10 **2025.]**

11           (a) The state building code commissioner shall have the authority to enforce and perform  
12 the duties required by the state building code, chapter 27.3 of this title, and all codes referenced  
13 therein and adopted thereunder, and all other provisions of the general laws and public laws insofar  
14 as such powers and duties relate to building codes and building inspection; provided, however, that  
15 for the purposes of this section structures constituting tents and/or membrane frame structures as  
16 defined in this state building code and any regulations promulgated hereunder shall be subject to  
17 an annual certification process to be established by the state building commissioner in conjunction  
18 with the state fire marshal and shall not be subject to recurring permit and fee requirements as  
19 otherwise required by this code.

20           (b) The state building code commissioner shall work to standardize building code  
21 interpretations across the state with input from the Rhode Island League of Cities and Towns and  
22 ensure consistent enforcement of the code throughout the state.

23           (c) Permit fees. Permit fees for the ~~projects~~ construction under this chapter shall be  
24 established by the committee. The fees shall be deposited as general revenues.

25           ~~(1)~~ Building permit fees. The state building official or the local cities and towns, as  
26 applicable, shall charge each permit applicant an additional one-tenth percent (0.1%) levy of the  
27 total construction cost for each commercial permit issued, and two-tenths percent (0.2%) levy of  
28 the total construction cost for each residential permit issued. The levy shall be limited to a  
29 maximum of one hundred dollars (\$100) for each of the permits issued for one- and two-family (2)  
30 dwellings. This additional levy shall be transmitted monthly to the state building office at the  
31 department of business regulation; and

32           (i) Fifty percent (50%) of this additional levy on residential permits and one hundred  
33 percent (100%) of this additional levy on commercial permits shall be used to staff and support the  
34 purchase or lease and operation of a web-accessible service and/or system to be utilized by the state

1 and municipalities for uniform, statewide electronic plan review, permit management, and  
2 inspection system and other programs described in this chapter. This portion of the fee levy shall  
3 be deposited as general revenues.

4 (ii) Fifty percent (50%) of this additional levy on residential permits shall be transferred to  
5 the department of labor and training and shall be deposited into the contractor training restricted  
6 receipt account, which shall be exempt from the indirect cost recovery provisions of § 35-4-27.  
7 Subject to appropriation by the general assembly, these funds shall be used to provide contractor  
8 training grants for programs that shall include, but are not limited to, minority business enterprises  
9 and state local building officials.

10 (2) Fees for electronic permitting from other state agencies and cities and towns. The local  
11 cities and towns and any state agency utilizing the electronic permitting platform, except as set  
12 forth in this section, shall charge each applicant in accordance with §§ 42-13-10, 42-17.1-46, 45-  
13 23-36.1, 45-24-58.1, 45-53-16 and 46-23-47 as applicable.

14 (d) Electronic permitting.

15 (1) For purposes of this section, "electronic permitting" means the use of computer-based  
16 tools and services through a platform which automates and streamlines the application and permit  
17 process to include, but not be limited to, task-specific tools for applications, submission of plans,  
18 checklists, reports and other documents, reviews, permitting, scheduling, review and project  
19 tracking, comments from staff and committees, fee calculation and collection; and workflow and  
20 report management

21 (2) On or before July 1, 2013, the building commissioner shall develop a standard statewide  
22 process for electronic plan review, permit management, and inspection. The process shall include,  
23 but not be limited to: applications; submission of building plans and plans for developments and  
24 plots; plan review; permitting; inspections; inspection scheduling; project tracking; fee calculation  
25 and collections; and workflow and report management.

26 (3) On or before December 1, 2013, the building commissioner, with the assistance of the  
27 office of regulatory reform, shall implement the standard statewide process for electronic plan  
28 review, permit management, and inspection. In addition, the building commissioner shall develop  
29 a technology and implementation plan for a standard web-accessible service or system to be utilized  
30 by the state and municipalities for uniform, statewide electronic plan review, permit management,  
31 and inspection for building permits. The plan shall include, but not be limited to: applications;  
32 submission of building plans and plans for developments and plots; plan review; permitting;  
33 inspections; inspection scheduling; project tracking; fee calculation and collections; and workflow  
34 and report management.

1 (4) The building commissioner, with the assistance of the office of regulatory reform, shall  
2 implement the standard statewide process for electronic permitting to be utilized pursuant to this  
3 section and §§ 23-27.3-115.6, 42-13-10, 42-17.1-46, 45-23-36.1, 45-24-58.1, 45-53-16 and 46-23-  
4 27. In addition, the building commissioner shall develop a technology and implementation plan for  
5 one standard web-accessible service or system to be utilized by the state and municipalities for  
6 these purposes and shall cause the purchase or lease and operation of one web-accessible service  
7 and/or system to be utilized by the state and municipalities for electronic permitting (“electronic  
8 permitting platform”).

9 ~~(2) On or before July 1, 2013, the building commissioner shall develop a standard statewide~~  
10 ~~process for electronic plan review, permit management, and inspection. The process shall include,~~  
11 ~~but not be limited to: applications; submission of building plans and plans for developments and~~  
12 ~~plots; plan review; permitting; inspections; inspection scheduling; project tracking; fee calculation~~  
13 ~~and collections; and workflow and report management.~~

14 ~~(3) On or before December 1, 2013, the building commissioner, with the assistance of the~~  
15 ~~office of regulatory reform, shall implement the standard statewide process for electronic plan~~  
16 ~~review, permit management, and inspection. In addition, the building commissioner shall develop~~  
17 ~~a technology and implementation plan for a standard web accessible service or system to be utilized~~  
18 ~~by the state and municipalities for uniform, statewide electronic plan review, permit management,~~  
19 ~~and inspection. The plan shall include, but not be limited to: applications; submission of building~~  
20 ~~plans and plans for developments and plots; plan review; permitting; inspections; inspection~~  
21 ~~scheduling; project tracking; fee calculation and collections; and workflow and report management.~~

22 (e)The building commissioner shall, upon request by any state contractor described in §  
23 37-2-38.1, review, and when all conditions for certification have been met, certify to the state  
24 controller that the payment conditions contained in § 37-2-38.1 have been met.

25 (f)The building commissioner shall coordinate the development and implementation of this  
26 section with the state fire marshal to assist with the implementation of § 23-28.2-6. On or before  
27 January 1, 2022, the building commissioner shall promulgate rules and regulations to implement  
28 the provisions of this section and §§ 23-27.3-115.6, 42-13-10, 42-17.1-46, 45-23-36.1, 45-24-58.1,  
29 45-53-16, and 46-23-27.

30 (g) The building commissioner shall submit, in coordination with the state fire marshal, a  
31 report to the governor and general assembly on or before April 1, 2013, and each April 1 thereafter,  
32 providing the status of the web-accessible service and/or system implementation and any  
33 recommendations for process or system improvement. In every report submitted on or after April,  
34 2024, the building commissioner shall provide the following information:

1 (1) The identity of every municipality in full compliance with the provisions § 23-27.3-  
2 115.6 and the rules and regulations promulgated pursuant to the provisions of this section;

3 (2) The identity of every municipality failing to fully implement and comply with the  
4 provisions of § 23-27.3-115.6 and/or the rules and regulations promulgated pursuant to the  
5 provisions of this section, and the nature, extent, and basis or reason for the failure or  
6 noncompliance; and

7 (3) Recommendations to achieve compliance by all municipalities with the provisions of §  
8 23-27.3-115.6 and the rules and regulations promulgated pursuant to this section.

9 (h)The building commissioner shall assist with facilitating the goals and objectives set forth  
10 in § 28-42-84(a)(9).

11 (i) The state building code commissioner shall serve as the executive secretary to the state  
12 building code standards committee.

13 (j) In addition to the state building code commissioner’s other duties as set forth in this  
14 chapter, and notwithstanding the same, the state building code commissioner and the  
15 commissioner’s staff shall assume the authority for the purposes of enforcing the provisions of the  
16 state building code in a municipality where there is no local building official or alternate as detailed  
17 in § 23-27.3-107.2, or where there are no local building inspectors.

18 SECTION 2. Section 45-23-36.1 of the General Laws in Chapter 45-23 entitled  
19 "Subdivision of Land" is hereby amended to read as follows:

20 **45-23-36.1. Electronic permitting.**

21 (a) On or before October 1, 2025, every municipality in the state shall adopt and implement  
22 [the](#) electronic permitting [platform established pursuant to § 23-27.3-108.2 to utilize](#) for all  
23 development applications filed under this chapter. For purposes of this section, “electronic  
24 permitting” means use of computer-based tools and services that automate and streamline the  
25 application process to include, but not be limited to, task-specific tools for: applications; submission  
26 of plans; completed checklists and checklist documents; reports; plan review; permitting;  
27 scheduling; certificates of completeness and incompleteness; supplemental submissions; project  
28 tracking; staff and technical review committee comments; fee calculation and collection.

29 (b) The state building commissioner, with the assistance of the office of regulatory reform  
30 and the division of statewide planning, pursuant to the provisions of § 23-27.3-108.2 may  
31 promulgate rules and regulations to implement the provisions of this section.

32 (c) The local towns and cities shall charge each applicant an additional one-tenth of one  
33 percent (.001%) of the total application fee for each application submitted. This additional amount  
34 shall be transmitted monthly to the state building office at the department of business regulation,

1 and shall be used to staff and support the purchase or lease and operation of one web-accessible  
2 service and/or system to be utilized by the state and municipalities for the uniform, statewide  
3 electronic submission, review and processing of development applications as set forth in this  
4 section.

5 (d) On or before October 1, 2025, notwithstanding any other provision of this chapter to  
6 the contrary, all acts, requirements, filings, and documents necessary to comply with the application  
7 process shall be conducted by means of electronic permitting.

8 (e) The department of business regulation shall reimburse annual fees and costs associated  
9 with compliance with this program in accordance with procedures established by the department.

10 SECTION 3. Section 45-24-58.1 of the General Laws in Chapter 45-24 entitled "Zoning  
11 Ordinances" is hereby amended to read as follows:

12 **45-24-58.1. Electronic permitting.**

13 (a) On or before October 1, 2025, every municipality in the state shall adopt and implement  
14 [the](#) electronic permitting [platform established pursuant to § 23-27.3-108.2 to utilize](#) for all  
15 development applications under this chapter. For purposes of this section, "electronic permitting"  
16 means use of computer-based tools and services that automate and streamline the application  
17 process to include, but not be limited to, task-specific tools for: applications; submission of plans;  
18 completed checklists and checklist documents; reports; plan review; permitting; scheduling; project  
19 tracking; staff and technical review committee comments; fee calculation and collection.

20 (b) The state building commissioner, with the assistance of the office of regulatory reform  
21 and the division of statewide planning, pursuant to the provisions of § 23-27.3-108.2 may  
22 promulgate rules and regulations to implement the provisions of this section.

23 (c) The local towns and cities shall charge each applicant an additional one-tenth of one  
24 percent (.001%) of the total application fee for each application submitted. This additional amount  
25 shall be transmitted monthly to the state building office at the department of business regulation,  
26 and shall be used to staff and support the purchase or lease and operation of one web-accessible  
27 service and/or system to be utilized by the state and municipalities for the uniform, statewide  
28 electronic submission, review and processing of development applications as set forth in this  
29 section.

30 (d) On or before October 1, 2025, notwithstanding any other provision of this chapter to  
31 the contrary, all acts, requirements, filings, and documents necessary to comply with the application  
32 process shall be conducted by means of electronic permitting.

33 (e) The department of business regulation shall reimburse annual fees and costs associated  
34 with compliance with this program in accordance with procedures established by the department.

1 SECTION 4. Section 45-53-16 of the General Laws in Chapter 45-53 entitled "Low and  
2 Moderate Income Housing" is hereby amended to read as follows:

3 **45-53-16. Electronic permitting.**

4 (a) On or before October 1, 2025, every municipality in the state shall adopt and implement  
5 the electronic permitting platform established pursuant to § 23-27.3-108.2 to utilize for all  
6 development applications under this chapter. For purposes of this section, "electronic permitting"  
7 means use of computer-based tools and services that automate and streamline the application  
8 process to include, but not be limited to, task-specific tools for: applications; submission of plans;  
9 completed checklists and checklist documents; reports; plan review; permitting; scheduling; project  
10 tracking; staff and technical review committee comments; fee calculation and collection.

11 (b) The state building commissioner, with the assistance of the office of regulatory reform  
12 and the division of statewide planning, pursuant to the provisions of § 23-27.3-108.2 may  
13 promulgate rules and regulations to implement the provisions of this section.

14 (c) The local towns and cities shall charge each applicant an additional one-tenth of one  
15 percent (.001%) of the total application fee for each application submitted. This additional amount  
16 shall be transmitted monthly to the state building office at the department of business regulation,  
17 and shall be used to staff and support the purchase or lease and operation of one web-accessible  
18 service and/or system to be utilized by the state and municipalities for the uniform, statewide  
19 electronic submission, review and processing of development applications as set forth in this  
20 section.

21 (d) On or before October 1, 2025, notwithstanding any other provision of this chapter to  
22 the contrary, all acts, requirements, filings, and documents necessary to comply with the application  
23 process shall be conducted by means of electronic permitting.

24 (e) The department of business regulation shall reimburse annual fees and costs associated  
25 with compliance with this program in accordance with procedures established by the department.

26 SECTION 5. Section 23-27.3-100.1.1 of the General Laws in Chapter 23-27.3 entitled  
27 "State Building Code" is hereby repealed.

28 ~~**23-27.3-100.1.1. Chapter title — Applicability.**~~

29 ~~This chapter shall be known as the Rhode Island State Building Code hereinafter referred~~  
30 ~~to as this code. This chapter shall control:~~

31 ~~(1) The construction, reconstruction, alteration, repair, demolition, removal, inspection,~~  
32 ~~issuance, and revocation of permits or licenses, installation of equipment, classification and~~  
33 ~~definition of any building or structure, and use or occupancy of all buildings and structure and parts~~  
34 ~~thereof;~~

- 1           ~~(2) The rehabilitation and maintenance of existing buildings;~~  
2           ~~(3) The standards or requirements for materials to be used in connection therewith,~~  
3 ~~including, but not limited, for safety, ingress and egress, energy conservation, and sanitary~~  
4 ~~conditions;~~  
5           ~~(4) The establishment of reasonable fees for the issuance of licenses and permits in~~  
6 ~~connection therewith;~~  
7           ~~except as such matters are otherwise provided for in the general laws, or in the rules and~~  
8 ~~regulations authorized for promulgation under the provisions of this code.~~

9           SECTION 6. Chapter 42-13 of the General Laws entitled "Department of Transportation"  
10 is hereby amended by adding thereto the following section:

11           **42-13-10. Electronic Permitting.**

12           (a) On or before October 1, 2026, the department of transportation shall adopt and  
13 implement the electronic permitting platform established pursuant to § 23-27.3-108.2 to utilize for  
14 all applications filed under this chapter. For purposes of this section, "electronic permitting" means  
15 use of computer-based tools and services that automate and streamline the application process to  
16 include, but not be limited to, task-specific tools for: applications; submission of plans; documents;  
17 reports; plan review; permitting; scheduling; supplemental submissions; project tracking; staff and  
18 committee comments; fee calculation and collection.

19           (b) The state building commissioner, with the assistance of the office of regulatory reform  
20 and the division of statewide planning, pursuant to the provisions of § 23-27.3-108.2 may  
21 promulgate rules and regulations to implement the provisions of this section.

22           (c) The department of transportation shall charge each applicant an additional one-tenth of  
23 one percent (.001%) of the total application fee for each application submitted. This additional  
24 amount shall be transmitted monthly to the state building office and shall be used to staff and  
25 support the purchase or lease and operation of one web-accessible service and/or system to be  
26 utilized for the uniform, statewide electronic submission, review and processing of applications for  
27 permits and approvals.

28           (d) On or before October 1, 2025, notwithstanding any other provision of this chapter to  
29 the contrary, all acts, requirements, filings, and documents necessary to comply with the application  
30 process shall be conducted by means of electronic permitting.

31           SECTION 7. Chapter 42-17.1 of the General Laws entitled "Department of Environmental  
32 Management" is hereby amended by adding thereto the following section:

33           **42-17.1-46. Electronic Permitting.**

34           (a) On or before October 1, 2026, the department of environmental management shall adopt



1 and implement the electronic permitting platform established pursuant to § 23-27.3-108.2 to utilize  
2 for all applications filed under this chapter. For purposes of this section, “electronic permitting”  
3 means use of computer-based tools and services that automate and streamline the application  
4 process to include, but not be limited to, task-specific tools for: applications; submission of plans;  
5 documents; reports; plan review; permitting; scheduling; supplemental submissions; project  
6 tracking; staff and committee comments; fee calculation and collection.

7 (b) The state building commissioner, with the assistance of the office of regulatory reform  
8 and the division of statewide planning, pursuant to the provisions of § 23-27.3-108.2 may  
9 promulgate rules and regulations to implement the provisions of this section.

10 (c) The department of environmental management shall charge each applicant an additional  
11 one-tenth of one percent (.001%) of the total application fee for each application submitted. This  
12 additional amount shall be transmitted monthly to the state building office and shall be used to staff  
13 and support the purchase or lease and operation of one web-accessible service and/or system to be  
14 utilized for the uniform, statewide electronic submission, review and processing of applications for  
15 permits and approvals.

16 (d) On or before October 1, 2025, notwithstanding any other provision of this chapter to  
17 the contrary, all acts, requirements, filings, and documents necessary to comply with the application  
18 process shall be conducted by means of electronic permitting.

19 SECTION 8. Chapter 46-23 of the General Laws entitled "Coastal Resources Management  
20 Council" is hereby amended by adding thereto the following section:

21 **46-23-27. Electronic Permitting.**

22 (a) On or before October 1, 2026, the coastal resources management council shall adopt  
23 and implement the electronic permitting platform established pursuant to § 23-27.3-108.2 to utilize  
24 for all applications filed under this chapter. For purposes of this section, “electronic permitting”  
25 means use of computer-based tools and services that automate and streamline the application  
26 process to include, but not be limited to, task-specific tools for: applications; submission of plans;  
27 documents; reports; plan review; permitting; scheduling; supplemental submissions; project  
28 tracking; staff and committee comments; fee calculation and collection.

29 (b) The state building commissioner, with the assistance of the office of regulatory reform  
30 and the division of statewide planning, pursuant to the provisions of § 23-27.3-108.2 may  
31 promulgate rules and regulations to implement the provisions of this section.

32 (c) The coastal resources management council shall charge each applicant an additional  
33 one-tenth of one percent (.001%) of the total application fee for each application submitted. This  
34 additional amount shall be transmitted monthly to the state building office and shall be used to staff

1 and support the purchase or lease and operation of one web-accessible service and/or system to be  
2 utilized for the uniform, statewide electronic submission, review and processing of applications for  
3 permits and approvals.

4 (d) On or before October 1, 2025, notwithstanding any other provision of this chapter to  
5 the contrary, all acts, requirements, filings, and documents necessary to comply with the application  
6 process shall be conducted by means of electronic permitting.

7 (e) The department of business regulation shall reimburse annual fees and costs associated  
8 with compliance with this program in accordance with procedures established by the department.

9 SECTION 9. This act shall take effect upon passage.

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LC002163  
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EXPLANATION  
BY THE LEGISLATIVE COUNCIL  
OF  
A N A C T  
RELATING TO HEALTH AND SAFETY -- STATE BUILDING CODE

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- 1           This act would provide for the establishment and operation of an electronic permitting
- 2 platform for all state and local permitting.
- 3           This act would take effect upon passage.

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LC002163  
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