



# CONNECTICUT Administrative Services

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## Office of the State Building Inspector

**Advisory:** A-25-05  
**Date:** September 23, 2025  
**Subject** Hoop Houses & High Tunnels

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The 2025 legislative session resulted in the passage of a bill that exempts hoop houses and high tunnels that are for agricultural use from the Connecticut State Building Code and any permitting. Even though the structure may be exempt from the building code and permit requirements, the installation of electrical, mechanical or plumbing systems would be required to comply with the CSBC and permit requirements.

### **Sec. 8 of PA 25-152, Effective October 01, 2025**

Notwithstanding any provision of the State Building Code, the agricultural use of structures commonly referred to as "hoop houses" or "high tunnels" shall not be subject to any permitting or construction standards.

### **Definitions from Public Act:**

A "hoop house" or "high tunnel" means a structure that is used in agricultural applications to provide protected growing space for horticultural crops or livestock and that customarily consists of metal, wood, or polyvinyl chloride pipe framing with a covering for such structure that may consist of polyurethane or polycarbonate material or other covering, while such structure anchors to the ground by pipes or metal rods driven into the soil, which may be individually set in concrete, rather than connecting to a continuous concrete foundation.

The important takeaway from this public act is that the exemption of permitting for hoop houses and high tunnels is limited to agricultural use only. It is the Office of the State Building Inspector's opinion that the use of hoop houses and high tunnels is not permitted for public use or public occupancy and therefore the permit exemption is limited to Group U occupancies or as an accessory to a single-family house under the International Residential Code.

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Division of Regulatory Compliance | Department of Administrative Services

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*Hoop house/high tunnel example for agricultural and personal use, Group U or accessory to a single family home, exempt from permit:*



*Hoop house/high tunnel example for commercial use, not Group U, is not exempt from permit:*



If there are any questions, please do not hesitate to email at [DAS.OSBI@ct.gov](mailto:DAS.OSBI@ct.gov).

Sincerely,

Omarys Vasquez, AIA, NOMA  
State Building Inspector

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