

Are there any special issues I should be aware of?

GENERATORS

Standby electric generators can provide you an extra sense of security in view of Connecticut's unpredictable weather and the occasional resulting power outages. However, even small portable electric generators – If they're used improperly – can threaten your safety and the safety of power company linemen working on the electrical system. All generators should be installed by a licensed electrician and receive a permit. Start with Health Approval, then it will need Approval by Planning & Zoning & Finally the Building Department. It is easiest and works more smoothly if all (3) applications are sent in at the same time. If putting in a gas line or propane tank you will need to file for separate tank permit and plumbing permit. Those fees will be different than the generator fee.

SHEDS

Storage Sheds **under 200 square feet** that do not have a foundation, **Do Not** need a permit.

Tree Houses **Do Not** need approval.

Sheds and any other outbuildings require approval from Planning and Zoning and must meet required setbacks for accessory structures. **40 ft.** from neighboring properties property line, **50 ft.** from a property line on a street & **75 ft.** from the center line of the paved surface road

Your building permit application for a prefabricated shed must include the Brochure or Data Sheet from Manufacturer: minimum snow load information (30 lbs. per square foot) and rating information (for 100 mile per hour winds). For installation of a shed, mechanical fasteners/anchors must be properly fastened to resist 110 mile per hour design wind loads. Fasteners cannot be made of plastic.

FINISHING A BASEMENT OR ATTIC

A permit is required to finish a basement or attic. Adding a kitchen to a residence or Outbuilding.

SMOKE DETECTOR & CARBON MONOXIDE DETECTORS

When alterations or additions requiring a permit occur in a home, the entire dwelling must be provided with smoke detectors and carbon monoxide detectors. Contact our office for more information on location and quantity of detectors required.

Swimming Pools

Outdoor private swimming pools **MUST** comply with the State Building Code barrier and entrapment protection minimum regulations. The purpose for these provisions is to provide an effective barrier surrounding the pool area to reduce the potential for young children to gain uncontrolled access, and to provide a level of protection against possible entrapment at the pool suction inlets. Inflatable swimming pools which can contain water over twenty-four inches deep are a relatively new product which has been made available to the Connecticut Consumer. The inflatable walls of an above grade inflatable swimming pool, (which contains water over twenty-four inches deep), are not an effective pool barrier and require a pool barrier which is typically a fence enclosure.

The 2018 Connecticut State Building Code provides detailed provisions for barriers around swimming pools along with entrapment protection for swimming pool and spa suction outlets. These requirements address:

- Minimum heights and maximum openings allowed in fences
- Criteria for the fence gates and latches
- Criteria for the means of direct entry into a pool area from the house
- Criteria for the pool and spa suction outlet cover and gate
- Minimum number and separation distance of suction outlets
- Criteria for circulation systems equipped with atmospheric vacuum relief systems.
- Minimum and maximum depths for pool vacuum cleaner fittings
- Criteria for power safety covers.