

**If your home is located in the Historical District or in the Lake Harwinton Association, You MUST get approval prior to applying for a building permit.**

**Work exempt from permit:**

- 1) One-story detached accessory structure used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 200 square feet. (zoning approval required)
- 2) Fences not over 6 feet high
- 3) Retaining walls that are not over 3 feet in height measured from finished grade at the bottom of the wall to finished grade at the top, unless supporting a surcharge
- 4) Papering , painting, tiling, carpeting and similar finish work
- 5) Prefabricated swimming pools that are less than 24 inches deep.
- 6) Swings and playground equipment.
- 7) Window awnings supported by an exterior wall which does not project more than 54 inches from the exterior wall and does not require additional support

**The following items are required to be submitted when applying for a permit:**

- 1) Completed building permit application.
- 2) Site plan, if applicable
- 3) Zoning, Wetlands and Torrington area health district approval, if applicable
- 4) Construction plans/ prints. (2sets)
- 5) Permit fee (checks only)

**\*\* 2009 IRC – (AMD) R108.3 Building permit valuations. \*\* The applicant for a permit shall provide an estimated permit value at the time of application. Permit valuations shall include TOTAL value of work, including MATERIALS and LABOR, for which the permit is being issued. If, in the opinion of the building official, the valuation is underestimated on the application, the PERMIT SHALL BE DENIED, unless the applicant can show detailed estimates to meet the approval of the building official. Final building permit valuation shall be set by the building official.**

- 6) ***Contractors must submit a copy of license and or registration along with proof of both Worker's Compensation and Liability insurance (if faxing or emailing, YOU MUST HAVE THE ADDRESS OF THE PROPERTY TO BE WORKED ON LISTED ON COVER SHEET***

## **Building Inspections required:**

### Soil and footing / pier inspection

Set forms and required reinforcement, inspected prior to pouring concrete

### Foundation inspection

Set forms and required reinforcement, inspected prior to pouring concrete

### Footing drains and damp proofing

Inspected prior to backfilling

### Rough HVAC, Plumbing and Electrical

Pressure and or water test to be active, all access panels removed prior to inspection

### Propane

Underground tank, inspected with cathodic protection anode installed prior to backfilling.

Exterior gas lines, inspected with active pressure test prior to backfilling.

Interior gas lines, inspected with active pressure test

### Framing

Inspected after all mechanicals have been approved

### Insulation

Inspected prior to sheetrock install

### Acoustical Ceiling

Inspected prior to installation of ceiling tile

### Certificate of Approval/ Certificate of Occupancy

Inspection when project has been completed and PRIOR to use or anyone occupying a structure.

Documents needed prior to issuance of a Certificate of Occupancy

- TAHD permit to discharge along with potable water report
- Zoning compliance certificate
- A-2 survey
- Driveway engineering compliance (if applicable)

If your home was built before 1978, it may contain dangerous lead paint. Click on the following link for more information. [EPA Renovation, Repair & Paint Rule](#)

**Any application that extends outside the original structural foot print, is a change in use or occupancy or is a commercial project, MUST go before Zoning and or Wetlands before applying for a building permit. This would include getting Torrington Area Health Districts approval**