

Why and when do I need a permit ?

Connecticut General Statutes require all municipalities to administer and enforce the Connecticut State Building Code.

Virtually all construction activities are regulated by the building code and are required to have permits and inspections. This is to ensure that minimum health, safety and welfare requirements are complied with.

Construction work done on a residential or commercial building without permits and inspections is a violation of the building code and subject to penalties which can include fines and/or imprisonment.

Property buyers and lenders often make inquiries to this department regarding the legal status of a building and are reluctant to purchase the property if the proper permits have not been taken out or are open and incomplete.

Depending on the nature of the work you propose you may also be required to obtain approval from Planning, Zoning, Inland-Wetlands, Health and Fire Marshal.

Some examples of type of work that requires a permit:

Change from single family to multiple family building

Construction or alteration of any plumbing, electrical, mechanical systems

Demolition of any building

Erect chimneys

Finish off rooms in attic or basement

Replace roof or siding

Additions to any floor area in house

Add a dormer

Build a garage (attached or detached)

Build a carport

Build shed or place prebuilt shed on property (Over 200 square feet)

Install swimming pool, spa or hot tub.

Install a generator

Tents of certain size or use