



TOWN OF NORTH STONINGTON BUILDING DEPARTMENT

Excerpted from the 2015 IBC Portion of the 2018 CT State Building Code

WHEN IS A BUILDING PERMIT REQUIRED

(Amd) 105.1 Required.

Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to move a lot line that will affect any existing building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

WHAT WORK IS EXEMPT FROM A BUILDING PERMIT

(Amd) 105.2 Work exempt from permit.

Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws, statutes, regulations or ordinances of the jurisdiction.

PERMITS SHALL NOT BE REQUIRED FOR THE FOLLOWING WORK:

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area is not greater than 200 square feet (18.58 m²).
2. Fences, other than swimming pool barriers, not over 7 feet (2134 mm) high.
3. Oil derricks.
4. Retaining walls that are not higher than 3 feet (914 mm) measured from finished grade at the bottom of the wall to finished grade at the top of the wall, unless supporting a surcharge or impounding Class I, II or III-A liquids.
5. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18 927 L) and the ratio of height to diameter or width does not exceed 2 to 1.
6. Sidewalks, driveways and on-grade concrete or masonry patios not more than 30 inches (762 mm) above adjacent grade and not over any basement or story below and which are not part of an accessible route.
7. Painting, papering, tiling, carpeting, cabinets, countertops and similar finish work not involving structural changes or alterations.
8. Temporary motion picture, television and theater stage sets and scenery.
9. Prefabricated swimming pools accessory to a Use Group R-3 occupancy, as applicable in Section 101.2, which are equal to or less than 24 inches (610 mm) deep, do not exceed 5,000 gallons (18 927 L) capacity and are installed entirely above ground.
10. Shade cloth structures constructed for nursery or agricultural purposes and not including service systems.
11. Swings and other playground equipment.
12. Window awnings in Group R-3 and U occupancies, supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.
13. Nonfixed and movable fixtures, cases, racks, counters and partitions not higher than 5 feet 9 inches (1753 mm) and not containing any electrical, plumbing or mechanical equipment.
14. Portable grandstands or bleachers providing seating for fewer than 100 persons when located outside of a building.

Electrical:

1. Minor repairs and maintenance work, including replacement of lamps and fuses or the connection of approved portable electrical equipment to approved permanently installed receptacles.
2. Electrical equipment used solely for radio and television transmissions, but a permit is required for equipment and wiring for power supply and for the installation of towers and antennas.
3. Temporary testing systems required for the testing or servicing of electrical equipment or apparatus.

Gas:

1. Portable heating or cooking appliances with a self-contained fuel supply.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
3. Portable fuel cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

Mechanical:

1. Portable heating appliances with a self-contained fuel supply.
2. Portable ventilation appliances.
3. Portable cooling units.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
6. Portable evaporative coolers.
7. Self-contained refrigeration systems containing 10 pounds (4.54 kg) or less of refrigerant or that are actuated by motors of 1 horsepower (746 W) or less.
8. Portable fuel cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

Plumbing:

1. The stopping of leaks in drains, water, soil, waste or vent pipe; provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered new work and a permit shall be obtained and inspection made as provided in this code.
2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

105.3.1.1 Zoning approval.

Pursuant to subsection (f) of section 8-3 of the Connecticut General Statutes, no building permit shall be issued, in whole or in part, for a building, structure or use subject to the zoning regulations of a municipality without certification in writing by the official charged with the enforcement of such regulations that such building, structure or use is in conformity with such regulations or is a valid nonconforming use under such regulations.

105.3.1.2 Fire marshal approval.

Pursuant to section 29-163 of the Connecticut General Statutes, no building permit for a building, structure or use subject to the requirements of the Connecticut State Fire Safety Code shall be issued in whole or in part without certification in writing from the local fire marshal that the construction documents for such building, structure or use are in substantial compliance with the requirements of the Connecticut State Fire Safety Code.

105.3.3 By whom application is made.

Pursuant to section 29-263 of the Connecticut General Statutes, application for a permit shall be made by the owner or by an authorized agent. If the authorized agent is a licensed contractor, the provisions of section 20-338b of the Connecticut General Statutes shall be followed. The full names and addresses of the owner, agent and the responsible officers, if the owner or agent is a corporate body, shall be stated in the application.

105.3.4 Permit issuance to a home improvement contractor.

No permit shall be issued to a contractor who is required to be registered pursuant to chapter 400 of the Connecticut General Statutes, for work to be performed by such contractor, unless the name, business address and Department of Consumer Protection registration number of such contractor is clearly marked on the permit application, and the contractor has presented such contractor's certificate of registration as a home improvement contractor.

107.2.5.2 Private sewage disposal system.

The site plan shall indicate the location of a private sewage disposal system where a public sewer is not available. Private sewage disposal systems shall be designed and installed in accordance with the requirements of the Public Health Code adopted under authority of section 19a-36 of the Connecticut General Statutes. All technical and soil data required by the Public Health Code shall be submitted with the site plan. Approval of such systems shall be by the local authority having jurisdiction. When such approval is required by the local authority having jurisdiction, written proof of such approval shall be submitted to the building official prior to issuance of a building permit.