



REQUIREMENTS FOR SINGLE FAMILY, HOME ADDITIONS, AND REMODELS

1. Applicant must supply a plot plan for all-new structures and additions. Building Department will inspect site for zoning compliance. If plot plan or survey is unavailable contact the Building Department to discuss the proposed location.
2. Applicant must complete building permit application, and submit two sets of building plans. The Building Department will retain one set. The second set will be returned to the applicant.
3. Farmington Valley Health District (860-352-2333) must approve plans where wells or on-site sewage disposal systems are proposed or utilized.
4. Licensed contractors must obtain permits, where applicable, prior to any inspections.

Following issuance of a building permit, the following inspections by the Building Department are required; Contact the Building Department 844-5318 at least 24 hours prior to inspection for an appointment. Do not leave requests for inspections on voice mail.

- a. Inspection of footing forms prior to pouring concrete.
- b. Inspection of deck piers or sonotubes prior to pouring concrete
- c. Inspection of foundation waterproofing and footing drainage prior to backfill.
- d. Plumbing, electrical, mechanical and framing inspections prior to insulating or closing the wall.
- e. Inspection of septic system by F.V.H.D. where applicable.
- f. Inspection of insulation prior to drywall installation.
- g. Certified survey showing actual foundation location (as-built) required by Building Department prior to final inspection for all new homes.
- h. Final inspection by the Building Department prior to Certificate of Occupancy.

OCCUPANCY OR USE OF ANY NEW STRUCTURE OF ADDITION PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY IS A VIOLATION OF THE STATE BUILDING CODE AND IS PUNISHABLE BY FINES OF UP TO \$500.00 PER DAY.

Please contact the Building Department if you have any questions throughout the application or permit process 844-5318.

Requirements of the State Building Code – Residential

1. All construction must comply with the 2012 International Residential Code, 2014 National Electrical Code, and 2012 International Energy Conservation Code. Information on where to obtain these codes is available from the Building Department.
2. Smoke Detectors: Must be powered by 110 volt with internal battery backup. Detectors must be located in each sleeping room, in hallways outside sleeping rooms, in main living areas, and in basements. All smoke detectors must be interconnected to activate simultaneously. A separate or combination carbon monoxide detector is also required on each floor.
3. Handrails are required on all stairways with four or more risers. Handrails must be installed between 34” and 38” above the nosing of the stairs. Handrails must be graspable and may not consist of materials such as 2x4 or 1x6 stock.
4. Minimum headroom on all stairways is 6’-8” measured from the stair nosing. Minimum headroom in all habitable rooms is 7’-0”. Minimum headroom at required floor space for plumbing fixtures is 6’-8”.
5. Deck Railings: All decks and landing over 30” above ground must have a 36” high railing. No space between railing or balusters may be over 4” wide.

6. **Electrical:** Ground fault interrupters (G.F.I.) are required for all bathroom, kitchen counter, exterior outlets, garage outlets (except when used for refrigerator or freezer) and all outlets in unfinished basements (except when used for a freezer or sump pump). Arc fault circuit interrupters are required in all circuits except bathroom, garage and exterior circuits. All outlets are required to be tamper resistant.
7. **Plumbing:** Bathtub and shower fixtures must prevent hot water from being delivered over 115° Fahrenheit. All male threads designed for hose connection must be protected by a vacuum breaker. Backwater valves must protect all fixture drains below street level. Lead free solder must be used in all soldered joints, including heating pipes and potable water lines.
8. **Garages:** Garages must be separated from habitable spaces by 5/8" fire-rated drywall. Doors from house to garage must be solid 1 3/8" or 20 minute fire rated doors. These doors must be self-closing and self-latching. Garage doors must be provided with safety cables and automatic reverse controls.
9. **Egress Windows:** One egress window is required in each sleeping room. Egress windows must be 5.7' square feet open area minimum. Minimum clear width of egress windows shall be 20"; minimum height opening is 24". Windowsill shall not be over 44" from the floor. Open area is calculated using the normal operation of the window (without removing sashes). In lieu of an egress window a door may open directly to the outside.
10. **Footings for buildings, additions, or decks must be 42" below grade.**
11. **Habitable basements must be waterproofed from footing to finished grade, using an approved waterproofing method. Interior or exterior footing drains are required for all full basements. The drains must drain away by gravity or drain to an inside sump with provisions for proper drainage. Note: Sumps may not drain to sanitary sewer.**
12. **All trusses must be stamped or labeled by an approved testing laboratory or agency. If engineered lumber or components are used as a part of the project, appropriate design literature from the manufacturer must be provided to the Building Department.**
13. **Collar ties must be installed on every third rafter.**
14. **Insulation Requirements:** Habitable spaces must be provided with R-30 in floors, R-21 in walls, R-49 in attics or ceilings; or meet minimum requirements for zone 5-A as shown in the International Energy Code. All ductwork and heating pipes in unheated spaces must be insulated.
15. **Decks must be built to 40 lbs per square foot floor loading. Example: Maximum spans for 2 x 8 16" on center would be 12'; 2 x 10 would be 15'; 2 x 12 would be 19'. (Based in southern yellow pine).**
16. **Notes on inspections – Electrical:** Rough inspection should be called for after all splices and connections are made in junction boxes, prior to installing outlets or fixtures. **Plumbing:** All underground plumbing must be water tested or air tested prior to burial. All above slab drain, waste, and vent piping must be water or air tested for rough inspection. All gas piping must be air tested to a minimum 5 pounds.
17. **Design wind load is based on 100 mph wind speed. Design snow load is based on 30 lbs. per square foot. NOTE: Special nailing for roof shingles does not apply under these design conditions.**
18. **Attic with a vertical height of 30" or more require an access opening of at least 22" by 30", located in a hallway or readily accessible location.**
19. **The building number must be clearly posted on the building or be visible from the street prior to issuance of the certificate of occupancy.**
20. **Passive Radon Gas controls are required in new homes per Appendix F of the 2012 IRC.**