

**State Building Code –  
2004 Amendment to the Connecticut Supplement  
29-252-1c**

**PERMIT NEEDED**

On all work that is not exempted,

**Work exempt from permit**

(Add) **R105.1.1 By whom application is made.** Application for a permit shall be made by the owner in fee or by an authorized agent. If the application is made by a person other than the owner in fee, it shall be accompanied by an affidavit of the owner or a signed statement of the applicant witnessed by the building official or his designee to the effect that the proposed work is authorized by the owner in fee and that the applicant is authorized to make such application. If the authorized agent is a 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.

(Amd) **R105.2 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 town, city or borough, or the State of Connecticut. Permits shall not be required for the following work:

**Building:**

1. Fences not over 6 feet high.
2. 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 of the wall, unless supporting a surcharge.
3. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2 to 1.
4. Sidewalks, driveways and on-grade concrete or masonry patios not more than 30 inches above adjacent grade and not over any basement or story below.
5. Painting, papering, tiling, carpeting, cabinets, countertops and similar finish work not involving structural changes or alterations.
6. Prefabricated swimming pools that are less than 24 inches deep.
7. Swings, non-habitable tree houses and other playground equipment accessory to a one or two-family dwelling.
8. Window awnings supported by an exterior wall which do not project more than 54 inches from the exterior wall and which do not require additional support.

Electrical:

Repairs and maintenance: A permit shall not be required for minor repair work, including replacement of lamps and fuses or the connection of approved portable electrical equipment to approved permanently installed receptacles.

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 contained within any heating or cooling equipment regulated by Chapters 18 through 24 of 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 or less of refrigerant or that are actuated by motors of 1 horsepower 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, drainpipe, 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 as new work and a permit shall be obtained and inspection made as provided in Sections R105 and R109 of 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.

(Amd) **R105.3.1 Action on application.** The building official shall examine or cause to be examined applications for permits and amendments thereto within 30 days after filing and either issue or deny a permit within such 30-day period. If the application or construction documents do not conform to the requirements of this code and pertinent laws, the building official shall reject such application in writing, stating the reasons therefore. If the building official is satisfied that the proposed work conforms to the requirements of this code and applicable laws, statutes, regulations and ordinances, the building official shall issue a permit therefore as soon as practicable.

(Add) **R105.3.1.2 Zoning approval.** Pursuant to subsection (f) of section 8-3 of the Connecticut General Statutes, no building permit shall be issued for a building, use or structure 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, use or structure is in conformity with such regulations or is a valid nonconforming use under such regulations.

(Amd) **R105.5 Expiration of permit.** Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods of not more than 180 days each. The extensions shall be requested in writing and justifiable cause shall be demonstrated.

**Exception:** The building official shall be permitted to specify an expiration date of not less than 30 days, nor more than 180 days for commencement of work under permits issued to abate unsafe conditions pursuant to Section R115 of this code. Work performed under such permits shall be completed as expeditiously as possible.

(Add) **R106.2.1 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.

(Amd) **R106.5 Retention of construction documents.** In accordance with the provisions of subsection (e) of section 29-261 of the Connecticut General Statutes, upon receipt of a written request signed by the owner of plans and specifications on file for a single-family dwelling or out-building, the building official shall immediately return the original plans and specifications to the owner after a certificate of occupancy is issued with respect to the plans and specifications.

(Amd) **R107.1 General.** The building official is authorized to issue a permit for temporary structures and temporary uses. Such permits shall be limited as to time of service, but shall not be permitted for more than 180 days. The building official is authorized to grant a single 180-day extension for demonstrated cause.

**Exceptions:** The following shall be exempt from permit requirements:

1. Tents used exclusively for recreational camping purposes.
2. Tents less than 350 square feet total area.
3. Tents 900 square feet and smaller in total area when occupied by fewer than 50 persons, which have no heating appliances, no installed electrical service, and are erected for fewer than 72 hours.