

# Town of East Granby

## Guidelines for Sheds & Decks

Projects falling under this category are usually an accessory to a residential use and unattached, such as but not limited to: tool sheds, garages, decks, greenhouses & carports.

The applicant must submit some or all of the following:

1. Approval from the Farmington Valley Health District for any possible impact on septic/well~See separate application form which must be approved before application for a building permit.
2. Completed building permit & zoning permit ~ online ~ Cloud Permit
3. Plot plan downloaded with the project drawn in to scale. Distance to side & rear yards must be shown. See chart for residential setback requirements.\*
4. Distance to any wetland areas must be shown & if within 100 feet, a separate application may be necessary.
5. If structural (such as a deck), framing details must also be downloaded.
6. Fee: \$17 per \$1000 pf the estimated cost~we round up and it's in increments of 17 with \$17 minimum fee (i.e. est. cost \$2400=\$51)
7. State law requires a certificate of clearance from the tax collector.

Additional Requirements:

1. Homeowners may apply for almost any permits.
2. If a contractor applies for the permit, they must provide evidence of the appropriate license & liability insurance. This applies to subcontractors also.

Required Inspections where applicable:

1. Footings before pouring
2. Waterproofing
3. All roughs before insulation
4. Insulation
5. Anchors on all four corners for sheds
6. Final before use~a certificate of occupancy, use or completion will be issued in most cases.

Other inspections may be made if necessary. Please allow at least 1-2 days' notice to prevent delays.

You must call the office, 860.653.3444, for inspections.

\*Sheds **over** 200 sq. ft. must meet the side & rear yard requirements for the respective residential zone.

Sheds **under** 200 sq. ft. (except in MFDR & EH) can be located 6 ft from the side or rear yard & must comply with all approvals *EXCEPT* a building permit. **Zoning Permit** is still required.

***THIS INFORMATION IS NOT ALL INCLUSIVE TO CT STATE CODE COMPLIANCE. PLEASE ALWAYS CHECK WITH YOUR LOCAL BUILDING OFFICIAL.***