

TOWN OF SOUTHLINGTON

BASIC REQUIREMENTS OF THE BUILDING CODE:

RESIDENTIAL ONE AND TWO-FAMILY

R105.1 Permits required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a 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 done, shall first make application to the building official and obtain the required permit.

1. Prior to inspections, *street number* must be posted on site.
2. Building Department Inspections: *24 hour advance notice.*
 - A. Formed footings and slabs including reinforcement and vapor barrier prior to placing concrete, formed foundation walls with reinforcing prior to concrete placement.
 - B. Foundation walls, drainage and insulation prior to backfill.
 - C. Rough structural, rough electrical, rough plumbing, rough HVAC and insulation prior to covering.
 - D. Roofing, siding, windows and doors if requested by the Building Department or property owner.
 - E. Masonry bearing, attachment, flashing and weep hole installation.
 - F. Fireplace-throat and final.
 - G. Final electrical, final plumbing, final HVAC.
 - H. Certificate of Occupancy or Certificate of Compliance inspection.
3. Stairs (8 ¼ max. rise 9” min. run). Open sides of stairs 30” rise or more to have guard rails. Stairs four risers or more to have hand rail minimum of one side. Stairs with over 30” rise to have risers closed to <4”.
4. Decks, landings and balconies 30” and over in height from grade to have a minimum 36” high rail with all spaces less than 4”.
5. Ceiling Height – Minimum ceiling height per Connecticut Amendment R305.1. Minimum headroom on all stairways is 6’8”.

6. Ground fault interrupters shall be installed as per 2005 National Electrical Code. Arc Fault interrupters per Connecticut Amendment 210.12B.
7. Smoke detectors must be powered by 110 volt with battery backup (ACDC). Detectors must be provided in sleeping rooms, outside of each separate sleeping area, and on all levels per R313 and Connecticut Amendment R313.1.1. C.O. detector installed outside bedroom per R313.3.
8. Any bath or lav that does not have a readily accessible window that opens 1.5 sq. ft., must have an exhaust fan that is capable of producing an air change every 12 minutes and must be ducted to the outside air with its own louver at the end of the duct.
9. Roll up doors must be provided with safety cables to keep spring in place in event of failure.
10. One emergency escape and rescue opening is required in each sleeping room and basements with habitable space. Emergency escape and rescue openings must be 5.7 sq. ft. open area minimum, 5.0 sq. ft. at grade floor. Minimum clear width of egress shall be 20 inches, minimum height opening is 24 inches. Opening sill shall not be over 44 inches from the floor.
11. Footings for buildings, additions, or attached decks must be 42 inches below grade.
12. Foundations must be damp proofed per R406.2 or must be waterproofed per R406.2 from footing to finished grade, using an approved waterproofing method.
13. Roof truss construction must comply with T.P.I. or other approval agency.
14. Insulation Requirements – *Insulate per 2003 International Energy Conservation code.*
15. Fire stopping to be performed per code to cut off concealed draft openings. Sealant to be rated and approved for use.
16. **RESIDENTIAL GARAGE – FIRE SEPARATION REQUIREMENTS**
 - A. ATTACHED – No living area over – min 5/8” drywall walls and ceiling or full gable to home – door to home in. 1 3/8” solid core or Honeycomb core steel, self-closing.
 - B. ATTACHED – Living area over min.- 5/8” Fire Code drywall walls, ceiling and combustible structural supports. Door to home - min. 1 3/8” solid core or Honeycomb steel, self-closing.

17. **ANY PERSON WHO VIOLATES ANY PROVISION OF THE STATE BUILDING CODE SHALL BE FINED NOT LESS THAN TWO HUNDRED DOLLARS PER DAY NOR MORE THAN ONE THOUSAND DOLLARS PER DAY OR IMPRISONED NOT MORE THAN SIX MONTHS OR BOTH.**
18. **OCCUPANCY OR USE OF ANY NEW STRUCTURE OR ADDITION PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY IS A VIOLATION OF THE CONNECTICUT STATE BUILDING CODE.**

Plot Plans when required: **PROPOSED** to be submitted with Zoning Permit
AS-BUILT to be submitted in advance of final sign off.

CONTACT BUILDING DEPARTMENT IF ANY QUESTIONS AT 860-276-6242.