

How do I get a...

The information contained in this document is of a general nature and not meant to take the place of the building or zoning codes, which are comprehensive and often detailed. Nothing herein should be construed as an interpretation of the applicability of codes and procedures to your specific project. If there are any questions about the application of the information herein, please contact the building inspection office.

Rev.17.12jt

Shed Building Permit for a Residence

To do the project safely and legally the following issues must be considered and addressed when placing a shed on your property:

1. A Zoning Permit shall be required for one-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 200 square feet.
2. Exemption from the permit requirements of the building code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of the building code or any other laws, statutes, regulations or ordinances of the town or the State of Connecticut.
3. A site plan submitted with a permit application is required to show the proposed location of the shed on the property. You may use a copy of the town GIS map for your property found on the town web page.
4. The shed must be in the rear yard behind the back line of the house or any additions or decks and must be at least five feet from any property line.
5. Corner lots have additional requirements for setbacks on the street side of the yard. For specific information about your lot contact the zoning enforcement officer.
6. The shed cannot be in a delineated wetland or in any recorded easement. These areas may be shown in one of the layers on the town GIS map.
7. The Bristol-Burlington Health District will need to review and approve the site plan if your property is serviced by a well or a septic system. The shed cannot be located on top of wells or septic systems.
8. A building permit is required for sheds over 200 square feet. On-line applications are available at the building inspection kiosk in town hall or via the internet on the building inspection website.
9. The building permit application package must include structural profile drawings for site built sheds or manufacturer's cut-sheets for purchased sheds. Sheds must meet the 2012 International Residential Code portion of the 2016 Connecticut State Building Code.
10. Sheds 600 square-feet or less in area with eave heights less than 10 feet are not required to have foundations, but must be anchored to resist a 100 mph three-second gust.
11. Sheds over 600 square-feet in area or with eave heights over 10 feet are required to have frost protected foundations or piers at least 42 inches below finished grade.
12. The roof must support a 35 pound per square-foot ground snow load.
13. Call-Before-You-Dig must be notified by calling 8-1-1 if you will be doing any excavating for a pad, foundation, piers, or electrical conduits.
14. Sheds shall be anchored per R403.1