

### **Why are building permits required?**

A building permit serves as formal and legal permission to start any construction job. The issuance of a building permit indicates that plans for a new structure, addition, alteration, renovation, foundation, plumbing, heating and air conditioning, electrical, prefabricated structures, etc. have been approved by a building inspector and complies with mandated building codes and applicable regulations.

### **What is a building code?**

Building codes are laws and ordinances established by local, state, and federal governments which set minimum safety standards. Building codes embrace all aspects of the building construction--- structural as well as plumbing, electrical, hvac and mechanical.

### **What building codes are used in Connecticut? 314**

2005/2009/2013 Amendments to the 2003 International Building Code (IBC)  
The 2003 International Building Code, 2003 International Existing Building Code, 2003 International Plumbing Code, 2003 International Mechanical Code, 2009 International Energy Conservation Code, 2009 International Residential Code, and the 2011 NFPA 70 National Electrical Code.

### **Why are two sets of construction plans needed?**

A building inspector will review the submitted construction plans for compliance with the current building codes. The Building Department will keep one set on file and the other is returned to the applicant. The applicant must pick up the approved plans when building permit is issued. The plan is required to be on the construction site for Building Official's review.

### **What is a plot plan?**

A plot plan shows the property size. It's a layout of the land/property that also shows the proposed project.

### **Where can I obtain a plot plan?**

Torrington Area Health may have a plot plan of file of the property that can then show the proposed project. A licensed surveyor can also prepare this for you.

### **What is a Call Before You Dig number?**

Public Act 87-71 requires individuals who use power or mechanized equipment for the purpose of disturbing the sub-surface of the earth to provide advanced notice of at least two full working days to the "Call Before You Dig" clearinghouse prior to commencing proposed excavations. To obtain a dig number call: 1-800-922-4455

### **Why are inspections necessary?**

Inspections are performed by a building inspector, who checks each phase of construction and makes certain that the work conforms to the building codes, the approved plans, and the permit.

### **Can a homeowner work on their own house?**

A homeowner can work on his own house provided the house is a *Single Family Owner Occupied Dwelling*. If the house is rental property or a multi-family dwelling a Connecticut licensed professional must perform the electrical, plumbing, heating and air conditioning, sprinkler, mechanical, etc.

### **What are mechanical permits?**

Mechanical permits include electrical, plumbing, heating, air conditioning, ventilation, sprinkler, hood systems, low voltage wiring, etc.