

# DECKS AND PORCHES

The permit process detailed below is for outdoor-type structures. Three season porches and sunrooms should follow the permit process for an addition.

## PERMIT REQUIREMENTS

1. **Public Health Review** – for properties on septic systems. **\$50.00**
  - This application is for the health department to make sure that the deck or porch will not conflict with the current or potential future septic system. Public Health Reviews applications are done online: <https://easternhighlandshealthdistrict.viewpointcloud.com/>
  - Piers need to be 5-ft from the septic system
2. **Building Permit** - The fee is based on the cost to construct the deck or porch, materials and labor. If the homeowner is building the deck, double the cost of materials to equal the retail cost of the job. Minimum job cost: \$16.00 per square foot
  - A Building permit is **not** required for decks in which ALL apply:
    - a) Less than 200 square feet
    - b) Not more than 30 inches in height above grade
    - c) Not attached to a dwelling
    - d) Do not serve an exit door
3. **Zoning Permit - \$50.00**
  - **Decks and porches attached to the house use the same setback requirements for the house. Porches/decks being added to a single-family dwelling built prior to August 1, 2000 are not required to meet the 60-foot setback. Instead, the 40-foot setback will apply.**
    - Regular lots in the Residential Design District (RDD Zone)
      - *State Routes, Old Stafford Road, Goose Lane, Old Post Road, Grant Hill Road, Browns Bridge Road, Grahaber Road:* 60 feet minimum distance required to the front property line.
      - *All other roads:* 40 feet minimum distance required to the front property line.
      - Minimum distance of 25-feet from both side property lines and 50-feet from the rear property line.
    - Rear lots in the Residential Design District (RDD Zone)
      - Minimum distance to the front property line: 100-feet.
      - Minimum distance of 50-feet from both side property lines and 50-feet from the rear property line.
  - **Detached decks use setback requirements for accessory structure**
    - Regular lots in the Residential Design District (RDD Zone): minimum 75-feet from the front property line, 25-feet from both side property lines and 25-feet from the rear property line.
    - Rear lots in the Residential Design District (RDD Zone): minimum 100-feet from the front property line, 25-feet from both side property lines and 25-feet from the rear property line.
  - **Setbacks must be completed on the Zoning application.**
    - If the applicant cannot meet the minimum distances from the property lines, they may be able to apply for a variance. A variance could be considered if the deck cannot not be physically located anywhere else on the property that meets the minimum distances to property lines. Possible reasons for a variance could include topography, house not meeting setbacks, or septic location, but not visual impact or location preference.
4. **Map, to scale, showing:**
  - the proposed deck or porch location.
  - septic system (including the trenches).
  - The type of map we can accept depends on the foundation material for the deck or porch. A deck or porch on piers may use an existing plot plan or GIS map. A deck or porch with a foundation or frost protection need an A-2 survey. See below.
5. **Structural plan for the deck or porch**
  - We will need building plans, including the framing plan and finished design, with dimensions.
  - Stair details.

## A-2 SURVEY REQUIREMENTS

**If the deck or porch is on a concrete foundation or has frost protection, an A-2 survey is required for both the permit application and after construction to show the final location of the deck or porch.** For the application, we can accept an existing A-2 survey with the deck/porch drawn to scale. We should check if we have an existing survey on file for the applicant to use. If we do not have an A-2 survey, they will need to hire a licensed surveyor to provide one. We will require a new A-2 survey to be created, after the deck/porch is in place and before the final inspection. The A-2 survey requirement for the application only, may be waived at the discretion of the Zoning Enforcement Officer, if the pool will be twice the distance required for all the setbacks. A final as-built after construction will still be required.

## WETLANDS

Wetlands regulations require structures, like decks or porches, to be located 50-ft from the wetland soils and 100-ft from watercourses (bodies of water, such as ponds, streams).

- If the proposed deck or porch is less than 400 square feet and more than 25-feet from the wetlands, they will need an *agent-issued* wetlands permit. Otherwise, they will need a *Commission-issued* permit.
- Wetlands Applications can be found here: <https://www.tolland.org/inland-wetlands-watercourses-commission/pages/permits-forms>. Paper applications are in the office.
- Agent-issued wetland permit application fee: \$100.00
- Commission-issued wetland permit application fee: \$140.00

## HISTORIC DISTRICT

If the property is located in the Tolland Green Historic District, a Certificate of Appropriateness may be required.

## INSPECTIONS

- Foundation inspections
- Framing inspection
- Final inspection

## COMMON CODE REQUIREMENTS

Piers need to be a minimum of 42-inches deep.

See handouts:

[Illustrated Guide to Decks](#)

[Typical Deck Information](#)

[Calculating Deck Pier Diameter](#)