



Town of Hebron

15 Gilead Street
Hebron, CT 06248
Tel (860) 228-5971
FAX (860) 228-5980
www.Hebronct.com

- PLANNING/ZONING
- BUILDING
- HEALTH
- CONSERVATION

WHAT INFORMATION IS NEEDED IN ORDER TO INSTALL A SHED OR DECK ON MY PROPERTY

The information in this handout is to help guide you in the permitting requirements for accessory structures and addresses the common questions asked.

Do I need a permit for my shed, barn, garage or deck?

- A building permit is not 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 as per Section R105.2. **If the shed is part of a barrier for a pool, then a building permit will be required.**
- A building permit is not required for decks not exceeding 200 square feet in area, that are not more than 30 inches above grade at any point, are not attached to a dwelling and do not serve the exit door required by Section R311.4 as per Section R105.2. **Decks associated with a pool will require a building permit regardless of size due to the safety barrier requirements.**
- **In both situations above a zoning permit is still required in order to determine compliance with the Hebron Zoning Regulations.**

What information do I need for a permit?

- You will need to provide a plot plan showing the location of;
 - House and all other structures on the property
 - Location of your septic system and well
 - Location of any wetlands on your property
 - Location of your shed with dimensions from the property lines, house, septic and wetlands.
- If a building permit will be required, we will also need construction documents for the shed or deck. If you are constructing a deck I recommend that you download DCA-6-2012 edition, a free publication at www.awc.org which addresses the code requirements for the construction of a deck.

How do I get a site plan of my property?

- You can obtain a copy of your site plan from our office if available in our file or you can go to the Assessor's office and request a copy of your site plan from the GIS system.

How close can I be to my property line?

- Decks attached to the house shall meet the setback requirements for the zoning district the property is in.
- Sheds must meet the minimum setback requirements established by the zoning regulations. You can call our office to obtain information on the zoning district you are in and the setback requirements.
- If the shed meets the following criteria you are allowed to be no closer than 10'-0" to the side or rear property lines;
 - Located entirely behind the plane of the rear wall of the principal building (house)
 - It is located behind all front yard setbacks
 - No larger than 200 square feet in size

How large of a shed can I build?

- The maximum footprint of the shed cannot exceed 900 square feet for lots up to 5 acres in size and 1,200 square feet for lots greater than 5 acres in size per the Hebron Zoning Regulations.

If I have wetlands on my property, how far away do I need to be?

- The regulated area is 100'-0" from the wetlands delineation. Some areas around Town have a regulated up to 300'-0". Any activity in the regulated area requires approval from the conservation commission.
- Any activity in a conservation easement shall require approval from the conservation commission.

How far away from my septic system do I have to be?

- Sheds and decks under 200 square feet and placed on stone (no foundation) are exempt from the health code, otherwise sheds with no foundation or drains must be a minimum of 5'-0" from any part of the septic system.
- If the shed is on a foundation it must be a minimum of 15'-0" from any part of the septic system.

How far away from my well do I have to be?

- No separation requirements

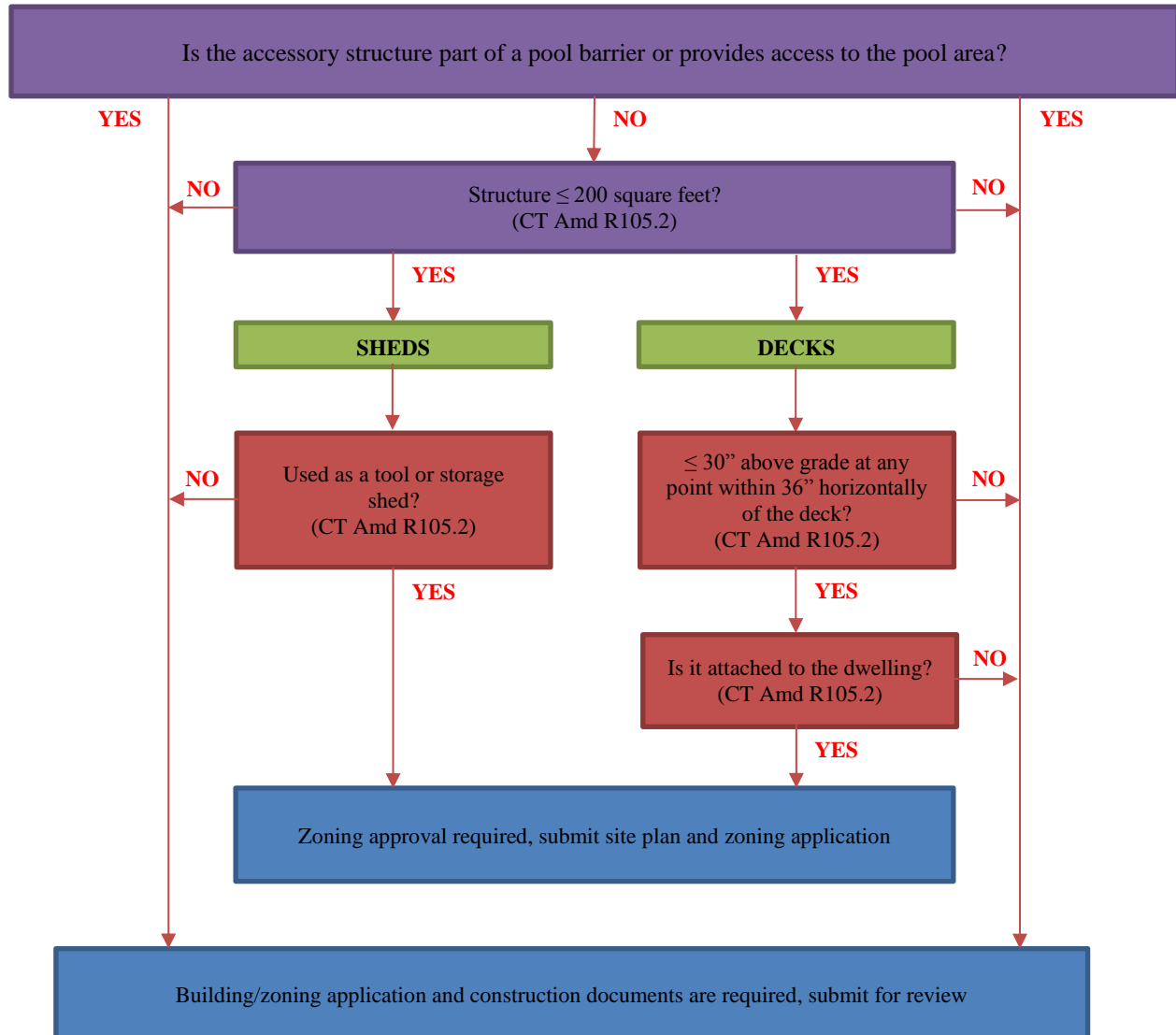


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FLOW CHART TO AID IN THE DETERMINATION IF A BUILDING PERMIT IS REQUIRED FOR THE CONSTRUCTION OF A SHED OR DECK IN ACCORDANCE WITH THE 2009 IRC PORTION OF THE 2005 STATE BUILDING CODE.



- Accessory structures shall be supported on undisturbed natural soils or engineered fill and shall be anchored to resist wind-induced uplift and overturning (CT Amd R403.1)
- Sheds with an eave height > 10 feet are required to be frost protected (CT Amd R403.1)
- A building permit is required for any utilities run to the shed or deck.
- This document is to be used as a guide only and cannot possibly cover all situations, nor is it intended to do so. If you have any questions, please contact the Building Official at 860-228-5971 ext. 142 or jsummers@hebronct.com