

Attached Garages



Permit Application Process, Required Inspections and Code Requirements

Building and Zoning permit applications may be submitted using our [Online Permit Center](#). Paper permit application forms may be downloaded from the [Town website](#) or picked up in the office. Paper permits are accepted by mail, email, in-person or by drop box, located in Parking Lot A on Old Post Road. Payments can be made by cash, check or credit card (there is a processing fee for credit cards).

*Please see the [Zoning Regulations](#) **Section 17-5 Accessory Building Attached to Principal Building** for visual examples of what is considered “attached.”

PERMIT REQUIREMENTS

1. **Public Health Review** – for properties on septic systems. This application is for the health department to make sure that your garage will not conflict with your current or potential future septic system.
2. **Building Permit** - The fee is based on the cost of the garage. Once you have the cost, we can provide the fee amount. Additional permits will be required for any electrical, plumbing or heating work.
3. **Zoning Permit** - \$50.00
 - 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, Grahaver 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.
 - When you complete the Zoning portion of the application, you will want to complete the setbacks (which is the distance from a structure to a lot line). You will need to provide the measurements for the distance from the closest side of the garage to the closest point for each property line. This should be measurable once you have completed the map requirements below.
4. **A-2 survey, to scale, showing:**
 - the proposed garage location.
 - septic system (including the trenches).
5. **Structural plan for the garage**
 - We will need building plans, including the framing plan and finished design, with dimensions.
 - If there will be finished space above the garage, we will need a floor plan and information on how the space will be accessed (stairs in the garage or connected by a door to the 2nd floor of the house).

A-2 SURVEY REQUIREMENTS

If the garage 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 garage. For the application, you may use an existing A-2 survey should you have one in your possession or if one was filed at the Town Hall at (860) 871-3601. We can check if we have an existing survey on file. If we do not have an A-2 survey, you will need to hire a licensed surveyor to provide one. We will require a new A-2 survey after the garage is in place, before the final inspection. Please see the attached handout on A-2 surveys.

WETLANDS

If you are closer than 50-ft from the wetlands and need a wetlands permit:

Wetlands regulations require structures, like garages, to be located 50-ft from the wetland soils and 100-ft from watercourses (bodies of water, such as ponds, streams). If your proposed garage location is within that 50-ft/100-ft area (called the Upland Review Area) you will need a *Commission-issued* permit.

- For instructions on how to use the GIS mapping service online to determine if your property has wetlands, please click [here](#).
- Wetlands Applications can be found here: <https://www.tolland.org/inland-wetlands-watercourses-commission/pages/permits-forms>
- Commission-issued wetland permit application fee: \$140.00
- Please contact the Wetlands Department at 860-871-3601, if you have any questions on the wetlands process.

HISTORIC DISTRICT

If the property is located in the Tolland Green Historic District, please contact the Building Department at (860) 871-3601 for instructions on how to apply for a Certificate of Appropriateness.

INSPECTIONS

- Foundation inspections
- Framing inspection
- Any electrical, plumbing, mechanical, insulation, or sheetrock inspections, as needed
- Final inspection

COMMON CODE QUESTIONS

- Walls and floors separating living space or attics in the house require 5/8 drywall, including the framing of other walls that support the separating floors or ceiling.
- Doors separating the garage from the house require a 20-minute fire rating and need to be self-closing.
- Garage door cannot lead directly into a bedroom.