

Approvals Required Prior to Obtaining Building Permit

1. If you're building a new home, on a vacant lot, you must first obtain a 911 number for that property (which must be prominently displayed on the property). This is done through the Assessor's office.
2. If your residence requires the construction of a new driveway you must obtain a driveway permit from the Town of North Canaan, if you are accessing a Town road. You may do that in the Selectman's office. If you are accessing off a State road, you must obtain a driveway permit through the Connecticut Department of Transportation.
3. If your property is serviced by a private well/ and or sewer, you must obtain approval from the Torrington Area Health District. This is required for all structures (renovations, pools, additions, new homes, sheds, barns, porches, garages, decks, change of use etc.) 860-489-0436
4. When TAHD approval is received you must then obtain a **Zoning Permit** from the Zoning Administrator. This is required for all structures (renovations, pools, additions, new homes, sheds, barns, porches, garages, decks, changes of use etc.) Ruth Mulcahy is in the office on Saturdays 12:00 – 2:00, 860-824-7313 x 192
5. If a building is something other than a one and two family residence, a complete plan review by the Fire Marshal is required prior to the issuance of a Building permit.
6. When applying to the Building Department you must submit two sets of plans, a building permit application, proof of insurance (if you are a contractor) and permit fee must be received. If you are constructing a new home or new habitable space/addition you must also submit a RES check. This document is issued you may then commence building. Throughout the process you are responsible for calling the Building Official to schedule the required inspections.

****Please be advised that the Building official and Fire Marshal have thirty (30) days, by law, to review any and all plans submitted.**

If you have any questions that refer to the Building Code, you must speak directly to the Building Official.