

# SO YOU WANT TO: CONSTRUCT AN ADDITION TO YOUR HOUSE

## THINGS TO CONSIDER BEFORE APPLYING FOR A BUILDING PERMIT

### Wetlands:

- If the addition will be within 100 feet of a wetland you will need a wetland Regulated Activity Permit. ( [http://www.madisonct.org/Inland\\_Wetlands/inlwethome.htm](http://www.madisonct.org/Inland_Wetlands/inlwethome.htm) )
- If you are not sure where the wetlands are, maps with approximate wetlands boundaries are available at the Town Campus in the Land Use Office.
- If the distance to wetlands cannot be established you may need to have the boundaries marked by a soil scientist, surveyed and approved by the Inland Wetlands Agency.
- Depending on the existing property layout the Town Wetlands Official **may** be able to approve your Regulated Activity Permit through an abbreviated process without going through the wetlands meeting process.

### Zoning:

- The addition must meet all required property setbacks and height restrictions.
- After construction, lot coverage cannot exceed 10%.

### Health Department:

1. How far is the addition from the septic system? Does it have a full foundation? Does it have footing drains? Does it increase the potential water usage (does the finished full house layout increase the number of spaces suitable for use as a bedroom)?
2. Does the addition meet septic setbacks? The basic separating distances follow:
  - Septic tank from house - 10 feet.
  - Leaching field from house - 15 feet (no footing drains).
  - Leaching field from footing drain upgrade from field - 25 feet.
  - Leaching field from footing drain downgrade from field - 50 feet.
3. After construction, does your property have enough space remaining and proper soil conditions to install a septic system meeting the current public health code for the size house after the addition? This can often be done using existing site information or by a brief site visit by the health department. If not, soil testing may be required.  
[http://www.madisonct.org/Health\\_Dept/hlthQandA.htm](http://www.madisonct.org/Health_Dept/hlthQandA.htm)

**COMPLETING THE PERMIT** *(submit all parts of the permit application together)*

1. Building Permit Form including foundation, structural and finish information detail.
2. Elevations.
3. Erosion protection measures.
4. Stormwater runoff controls.
5. Electrical permit if electrical work is required. (to be filled out by your electrician at the Town Campus)
6. Plumbing Permit Form if plumbing is required. (to be filled out by your plumber at the Town Campus)
7. Include a site plan with the following minimum information.
  - Property survey or lot dimensions
  - Location and dimensions of house, existing decks, well, pool, out buildings, proposed addition and location of septic system. Show distances from addition to main house, property lines, wetlands and septic system.