

SO YOU WANT TO: BUILD A DECK

THINGS TO CONSIDER BEFORE APPLYING FOR A BUILDING PERMIT

Wetlands:

- If the deck will be within 100 feet of a wetland you will need a wetland Regulated Activity Permit. (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 deck location must meet all required property setbacks. (Setbacks for decks are the same as building setbacks for the zone the property is in.)

Health Department:

1. Does the deck meet the 5' setback requirements from your septic system, both tank and leaching field?
2. After installation, does your property have enough space remaining and proper soil conditions to install a septic system meeting the current public health code? 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

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

1. Building Permit Form including structural information detail.
2. Electrical permit if electrical work is required. (to be filled out by your electrician at the Town Campus)
3. Include a site plan with the following minimum information.
 - Property survey or lot dimensions.
 - Location and dimension of house, existing decks, well, out buildings, proposed deck and location of septic system. Show distances from proposed deck to property lines, wetlands and septic system.