



*Checklist
For
Decks & Sheds*



***Town of Marlborough
Land Use & Building
Department***

***26 North Main Street
P.O. Box 29
Marlborough, CT 06447***

Required Information

SHEDS & DECKS

- A building permit is not required for one-story detached accessory structures used as tool & storage sheds, playhouses & 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 & do not serve the exit door required by Section R311.4 as per Section R102.2. **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 Marlborough Zoning Regulations.**
- If a building permit is 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, a free publication at www.awc.org which addresses the code requirements for the construction of a deck.

You will need to provide a plot plan showing the location of;

- Houses & all other structures on the property.
- Location of septic system & well.
- Location of any wetlands.
- Location of your shed/deck with dimensions from the property lines, house, septic & wetlands.

Setback Requirements are as follows:

- Side yard—15 Ft.
- Rear yard—50 Ft.
- Septic tank—Sheds & decks under 200 square feet & placed on stone (no foundation) are exempt from the health code, otherwise sheds with no foundation or drains must be a minimum of 5' from any part of the septic system.
- Well—There is no separation requirements.

Wetland Guidelines:

The regulated area is 150-200 feet from the wetlands delineation. Any activity in the regulated area requires approval from the Conservation Commission or the Wetland Enforcement Official.

Town of Marlborough Fees

Permit fee is based on total cost of materials & labor. \$12.00 per thousand with \$20.00 for the first \$1000.00

Certificate of Approval/Occupancy Fee—\$15.00

Zoning Fee—\$25.00

Chatham Health District Fees

B100a—\$40.00

Permit to discharge - \$30.00

A permit to discharge report must accompany the application, this can be obtained from whomever last pumped your septic tank. If you have not pumped it with the last 5 years, you will need to do so and obtain your pump out report to submit with your permit application.

Land Use & Building Department

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