

Conversion from Seasonal to Year Round Use

FIRST STEP: All Conversions require a Special Permit approval from the Planning and Zoning Commission. Special Permit Applications are available from the Town Planner and are also available on the town website www.hebronct.com. **Fourteen copies** of your completed Application form must be submitted; **14 copies** of an A-2 survey of the property showing property lines, all structures, all utilities, driveway and parking, and a report from a residential home inspector, or structural engineer, indicating what improvements are required to meet the current State Building Code. Once your Application and plans have been submitted, the Commission will hold a Public Hearing.

SECOND STEP: Following approval by the Commission, an Application for a Building Permit must be submitted and approved prior to performing any work associated with converting a seasonal dwelling to year-round occupancy.

1. The conversion is based upon a single-family occupancy, Connecticut State Building Code, and one and one-half stories maximum.
2. Certification by a licensed pest control company in the State of Connecticut stating that the structure is free from infestation by termites, carpenter ants, and other wood-destructive pests.
3. Electrical service shall be upgraded to a 100 Ampere or 200 Ampere service depending on the load calculations and the premises required to meet the Connecticut State Building Code.
4. Smoke alarms shall be installed and interconnected with a battery back up, one in each sleeping room, outside each separate sleeping area in the immediate vicinity, and on every level. A C/O detector shall be installed outside of each sleeping area in the immediate vicinity.
5. The structure shall meet the energy efficiency requirements of the Connecticut State Building Code
6. Structures on piers with no basements may have to be certified by a structural engineer licensed in the State of Connecticut as to load-bearing capacity.
7. Heating equipment shall be in compliance with the Connecticut State Building Code.
8. Structural loads shall be evaluated for conformance with the Connecticut State Building Code
9. Every sleeping room within the dwelling shall have at least one operable emergency escape and rescue opening per the Connecticut State Building Code.