

Sunrooms and 3-Season Rooms

If you are planning on building a sunroom or 3-season room you will need to submit two (2) sets of site plans, construction documents and supporting information to the Building Department for review. This document is to be used as a guide only and cannot possibly cover all situations, nor is it intended to do so. If you have any questions, please contact the Building Official at 860-228-5971 ext. 142 or jsummers@hebronct.com

Minimum Construction Document Requirements

Documentation showing compliance with the 2009 International Energy Conservation Code (www.energycodes.gov) or follow the prescription requirements as listed here per N1102.2.11

- Opaque ceiling, minimum R-19
- Floor over unheated space, minimum R-19
- Opaque wall, minimum R-11
- Slab-on grade perimeter insulation, minimum R-5, 24" minimum depth

Site Plan

- Minimum Scale: 1" = 20' (Scale Bar Required)
- Footprint of all structures with dimensions of all building walls, and distances from all property lines
- Minimum front, side, and rear yard lines
- Property boundary lines with dimensions and bearings with location of all boundary monumentation found or set, or to be set
- Location and elevation of all parts of septic system and soil data, or Municipal sewer system
- Footing drain location and elevations, and discharge points
- Curtain drain locations and discharge points
- Driveway location, grade and surface material
- Well location and well protection radius
- Edge of all wetland soils, watercourses, water bodies, and regulated areas; and 100-year flood plain location and elevation
- Proposed grading plan (existing and proposed contours at two-foot intervals within 150' of all site work)
- All utilities and storage tanks (e.g., sewer, water, electrical, and etc.)
- All easements and rights-of-way (showing location, purpose, dimensions, and bearings)
- Edge of remaining vegetation
- Edge of roadway fronting on parcel
- All stone walls and significant natural features

Foundation Plan

- Dimensions
- Soil bearing capacity
- Concrete compressive strength
- Footing sizes
- Wall sizes
- Rebar locations and size
- Foundation anchor types and locations
- Dampproofing/waterproofing and drainage information
- Pier foundations shall be engineered to resist lateral forces (R602.10.7)

Floor Plans

- Dimensions
- Use, size, and square footage of all rooms
- Attic access size and location
- Window and door schedule
- Braced walls lines indicating the bracing methods, location, length of braced wall panels, foundation requirements and calculations

Building Elevations

- Type of siding and roofing
- Finish grades, coordinated with site plan
- Building height
- Roof pitch

Building Section & Details

- Wall framing information
- Roof ventilation
- Ceiling heights

Structural

- Dimensions
- Design loads for floors, ceilings, roof, deck, etc.
- Framing information and direction
- Engineering data for engineered lumber