

WORK WITHOUT A PERMIT OR PERMITTED WORK WITHOUT FINAL APPROVALS

The Town of Avon's Building Department has received many requests from homeowners, along with commercial property owners, to make corrections and finalize work that has been done without the proper permits. The typical residential work that has been done is finished basements, attics, areas over garages, additions, decks, swimming pools, hot tubs, re roofing and siding, replacement furnaces and water heaters, window replacements, etc.

There have been many instances where buyers, realtors, home inspectors, attorneys, etc. have delayed or postponed the sale of property because it has been determined that permits, inspections and Certificates of Occupancy or Certificates of Approval have not been issued. Additionally, work that has been started with permits, but has not been finalized, may also create a delay in a sale.

Many property owners are not aware that previous owners may have had work done without permits or did not receive final approvals. Since the present property owner is responsible, they should make certain that the proper permits were issued, inspections were made, and make corrections, if necessary, before approvals are issued.

Such corrections may create a considerable delay in the sale of property and prove to be expensive, since the corrections may require plans, inspections and corrections by Connecticut licensed or registered tradesmen. Portions of the building may have to be disassembled in order to expose concealed work, to perform required inspections, and make corrections if necessary.

Property owners are advised to contact the Avon Building Department and, preferably, make an appointment to review the property's file. A member of the staff will assist in the review and offer guidance if it is determined there are any issues. The department has a packet "Work Done Without a Permit" that may be of help.

The building and fire codes are designed to make buildings safe, provide a healthy living or working environment, be energy efficient, and have a positive impact on the community. The Building Department is here to help owners meet these goals and to protect the present and future occupants.