

ORDINANCE CONCERNING BUILDING CODE

Adopted: June 26, 1975

Effective: July 16, 1975

WHEREAS, the State of Connecticut Building Code is now in effect in the Town of Woodstock; and

WHEREAS, the various towns are authorized and empowered to establish a schedule of fees for building permits and to prescribe penalties for violations of the State Building Code; and

WHEREAS, establishing penalties will facilitate the enforcement of the Building Code by the Town Building Inspector.

It is therefore ordained by the Town of Woodstock:

AMENDMENT I: BUILDING CODE ORDINANCE

By Amending Section I as follows

Adopted: March 22, 1989

Effective: April 13, 1989

**AMENDMENT II: ORDINANCE CONCERNING BUILDING CODE
(WITHHOLDING OF BUILDING PERMITS WITH RESPECT TO REAL
PROPERTY FOR WHICH REAL PROPERTY TAXES ARE DELINQUENT)**

Adding Section 3

Adopted: March 27, 1996

Effective: April 19, 1996

AMENDMENT III – BUILDING CODE ORDINANCE

By re-amending Section I

Adopted: September 9, 1998

Effective: September 28, 1998

AMENDMENT IV – ORDINANCE CONCERNING BUILDING CODE

By amending Section 1.1. of Fees

Amendment Adopted: December 7, 2011

Amendment Effective: January 1, 2012

AMENDMENT V – ORDINANCE CONCERNING BUILDING CODE

Amendment Adopted: _____, 2024

Amendment Effective: _____, 2024

Sections 1.1, 1.2 and 2.1 are hereby amended and a new Section 1.4 is added as follows:

Section 1 – FEES

- 1.1 The minimum fee for issuance of any building permit in the Town of Woodstock shall be \$35.00 plus the state educational fee, except for a demolition permit, for which the fee is a flat fee of \$50.00. The fee for new construction or alterations to existing structures shall be computed at the rate of \$13.00 per thousand dollars of construction.
- 1.2 The fee for a building permit to move any structure over any town or State highway shall be \$200.00.
- 1.3 The fee for a building permit required to be issued for the erection of a sign shall be computed in the same manner as that for new construction or alterations to existing structures.
- 1.4 The schedule of valuations for various building permit fees, and for barns, sheds and pools shall be as established by the Town of Woodstock Building Department from time to time.

SECTION 2 – PENALTIES

2.1 Each violation of the State Building Code within the Town of Woodstock shall be a misdemeanor punishable by the maximum fine of \$1,000.00. Any person who shall continued any work in or about a building or structure, after having been served a stop work order, except such work as he is directed to perform to remove a violation or unsafe condition, shall be liable for a fine of not less than \$250.00 nor more than \$1,000.00. Each day that a violation continues shall be deemed a separate offense.

SECTION 3 – WITHHOLDING OF BUILDING PERMITS WITH RESPECT TO REAL PROPERTY FOR WHICH REAL PROPERTY TAXES ARE DELINQUENT.

- 3.1 No building permit shall be issued with respect to construction, renovation, alteration or any other activity with respect to real property for which real property taxes are delinquent.
- 3.2 In order to implement the provisions of Section 3.1, the building official shall require, as a condition precedent to the issuance of a building permit, that the applicant furnish satisfactory evidence from the Office of the Tax Collector of the Town of Woodstock that all real property taxes have been paid for the real property that is the subject of the building permit application.
- 3.3 Notwithstanding the foregoing, the building official may issue a building permit with respect to real property for which real property taxes are delinquent for activities that are deemed by the building official to be emergency repairs necessary to protect the health and safety of the public or the occupants of the real property in question.