

Adopted: June, 1961

BUILDING CODE**SECTION 1. AUTHORIZATION**

Pursuant to authority granted by the General Statutes, Section 19-395, Revision of 1958, the Town of Sherman, on June 5, 1961, adopted the Connecticut State Building Code. The Town Meeting authorized the Board of Selectmen to appoint a Building Official (also known as a Building Inspector) in accordance with qualifications required by State Statute. The Connecticut Statutes provide that any amendment to said Code adopted by the Public Works Commissioner shall also apply to each town which has adopted said Code, and such amendment shall take effect sixty (60) days after adoption and publication thereof by the Commission unless, during such time, such town rejects such amendment by ordinance.

SECTION 2. POWERS OF BUILDING OFFICIAL

The Building Official shall pass upon any question relative to the mode, manner of construction of materials to be used in the erection or alteration of buildings or structures. He shall require compliance with the provisions of the State Building code, of all rules lawfully adopted and promulgated thereunder, and all laws relating to the construction, alteration, repair, removal, demolition, and integral equipment and location, use, occupancy and maintenance of buildings and structures, except as may be otherwise provided for. The Building Official or his assistant shall have the right of entry to such buildings or structures except single-family residences, for the proper performance of his duties between the hours of 9:00 a.m. and 5:00 p.m., except that in the case of an emergency he shall have the right of entry at any time if such entry is necessary in the interest of public safety.

SECTION 3. PERMIT

No building or structure shall be constructed or altered until an application has been filed with the Building Official and a permit issued.

SECTION 4. CERTIFICATE OF OCCUPANCY

No building or structure erected or altered shall be occupied or used, in whole or in part, until a Certificate of Occupancy has been issued by the Building Official, certifying that such building or structure substantially conforms to the provisions of the State Building Code and the regulations lawfully adopted thereunder.

SECTION 5. ENFORCEMENT OF REGULATIONS

Where there are practical difficulties in carrying out any provision of the State Building Code or any regulation lawfully adopted thereunder, the Building Official may vary or modify such provision in accordance with

existing statutes. When the Building Official rejects or refuses to approve the mode or manner of construction proposed to be followed or the materials to be used in the erection or alteration of a building or structure, or when it is claimed that the provisions of the Code do not apply or that an equally good or more desirable form of construction can be employed in a specific case, or when it is claimed that the true intent and meaning of the Code and regulations have been misconstrued or wrongfully interpreted, the permit, in whole or in part, having been refused by the Building Official the owner of such building or structure or his authorized agent may appeal in writing from the decision of the Building Official to the Board of Appeals provided for in the State Building Code.