

Hot Tubs



Permit Application Process, Required Inspections and Code Requirements

Building and Zoning permit applications may be submitted using our [Online Permit Center](#). Paper permit application forms may be downloaded from the [Town website](#) or picked up in the office. Paper permits are accepted by mail, email, in-person or by drop box, located in Parking Lot A on Old Post Road. Payments can be made by cash, check or credit card (there is a processing fee for credit cards).

PERMIT REQUIREMENTS

HOT TUBS ON AN EXISTING (PERMITTED) DECK OR PATIO:

1. **Electric Permit** - The fee is based on the cost of wiring the hot tub. Once you have the cost, we can provide the fee amount.
2. **Structural or framing plan for the deck** to prove it can support the weight.
3. **Structural plan for the hot tub** – typically a one-page diagram that shows the hot tub construction. This should be provided in the installation manual that comes with the hot tub or from the hot tub company.

HOT TUBS ON A NEW PATIO OR ON THE GROUND:

1. **Public Health Review** – for properties on septic systems. This application is for the health department to make sure that your hot tub will not conflict with your current or potential future septic system.
 - Hot tubs need to be 10-ft from the septic system
2. **Electric Permit** - The fee is based on the cost of wiring the hot tub. Once you have the cost, we can provide the fee amount.
3. **Zoning Permit** - \$50.00

Zoning requirements for hot tubs in the Residential Design District (RDD Zone):

- Regular lots: the hot tub must be a minimum 75-feet from the front property line (unless the hot tub is in the front yard, then it would be 200-feet), 25-feet from both side property lines and 25-feet from the rear property lines.
- Rear lots: the hot tub must be a minimum 75-feet from the front property line (unless the hot tub is in the front yard, then it would be 100-feet), 25-feet from both side property lines and 25-feet from the rear property lines.
- When you complete the Zoning portion of the application, you will want to complete the setbacks (which is the distance from a structure to a lot line). You will need to provide the measurements for the distance from the closest side of the hot tub (and deck) to the closest point for each property line. This should be measureable once you have completed the map requirements below.

4. **Map, to scale, showing ALL of the following:**

- You may use the [Town GIS mapping service online](#) or you may call the office to see if there is a property map on file. For instructions on using the Town GIS, click [here](#).
- the proposed hot tub location
 - septic system (including trenches)
 - well
 - You may contact the Building Department at (860) 871-3601 for copies of a plot plan, septic & well locations and a printable scale ruler. If the Town does not have septic information on file, the company that pumps the septic may have the location information.

5. **Structural plan for the hot tub** – typically a one-page diagram that shows the hot tub construction. This should be provided in the installation manual that comes with the hot tub or from the hot tub company.

WETLANDS

If you are closer than 50-ft from the wetlands and need a wetlands permit:

Wetlands regulations require structures, like hot tubs, to be located 50-ft from the wetland soils and 100-ft from watercourses (bodies of water, such as ponds, streams). If your proposed hot tub location is within that 50-ft/100-ft area (called the Upland Review Area) you will need an *agent-issued* wetlands permit.

- For instructions on how to use the GIS mapping service online to determine if your property has wetlands, please click [here](#).
- Wetlands Applications can be found here: <https://www.tolland.org/inland-wetlands-watercourses-commission/pages/permits-forms>
- Agent Issued wetland permit application fee: \$100.00
- Please contact the Wetlands Department at 860-871-3601, if you have any questions on the wetlands process.

HISTORIC DISTRICT

If the property is located in the Tolland Green Historic District, please contact the Building Department at (860) 871-3601. Depending on location, a Certificate of Appropriateness may be required.

INSPECTIONS

- Electrical - final

COMMON CODE QUESTIONS

- Circuit for hot tub needs to be GFCI-protected.
- Main disconnecting switch for hot tub to be within sight and at least 5-ft away from the hot tub.
- All outside receptacles within 20-feet of the hot tub are to be GFCI-protected.