



Building and Zoning

Frequently Asked Questions

I want to know how my property is zoned.

Cumberland's official zoning maps are in the Zoning Department at Town Hall. Zoning maps online are not official and are subject to errors.

I am replacing my roof shingles; do I need a permit?

Yes, you will need a building permit for overlay or strip and replace. The building code limits roof overlay to a maximum of two layers total.

I am replacing my siding; do I need a permit?

I am installing replacement or new windows; do I need a permit?

Yes, you will need a building permit. The new replacement window must meet a .35 U factor (U-factor is how well the window insulates. The lower the U-factor the better)

I am replacing my existing deck; do I need a permit?

Yes, a building and zoning permits are required regardless if it is the same size or smaller.

I am replacing my decking and railings without modifying it; do I need a permit?

Yes, you will need a building permit.

I am replacing my kitchen cabinets; do I need a permit?

Yes, a plumbing and electrical permit may be needed if you are adding new electrical or relocating plumbing.

I am replacing my flooring; do I need a permit?

No, whether tile, hardwood, vinyl or laminate no permit is needed.

I want to finish my basement; do I need a permit?

Yes

I am installing a pool do; I need a permit?

Yes, any pool that can hold 24" or more of water is required to have a building and zoning permit.

I want to buy/build a shed; do I need a permit?

Yes, a building permit is required.



A shed is permitted to be installed in the rear or side yard (cannot extend beyond the main structure) and shall maintain all required setbacks as required by Zoning, but not less than six (6) feet from any rear or side lot line, provided such structure is no more than fourteen (14) feet in height and no greater than 120 square feet in floor area.

Corner lots have other restrictions that apply (specifically, what is a front yard, rear yard, side yard, etc.). Before building, consult with the Building Official.

All shed shall not be more than fourteen (14) feet in height.

RI Building Code Regulations

A permit is not required for a shed that is sixty-four (64) feet or less in area. You are required to provide ground anchorage for the structure to prevent overturning in the case of high winds and inclement weather.

A permit is required for a shed that is over sixty-four (64) square feet or more in area. If the shed is under two hundred (200) square feet in area, you are only required to provide ground anchorage for the structure to prevent overturning in the case of high winds and inclement weather.

A shed of two hundred (200) square feet or more in area is required to have a frost depth protection supporting the structure (40" below grade).

I am installing solar to my property; do I need a permit?

Yes, permits are needed for roof mounted and ground mounted arrays. Residential ground mounted arrays will need zoning approval. Commercial arrays whether roof or ground mounted will need zoning and local Fire District approval.

I want to build an addition or a dormer; do I need a permit?

Yes, a building permit will be required.

I want to install a sign for my business; do I need a permit?

Yes, building and zoning permits will be required.

I want to build a deck; do I need a permit.

Yes, a building permit will be required.

In addition, a site plan is required showing lot dimensions and setbacks from the lot line along with a rendering of the deck to be constructed. All decks must meet the State of Rhode Island



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Building Code. It you need to reference the code, please contact the Building Official's office to schedule an appointment.

The following steps are required for all decks.

1. Deck must be constructed of pressure-treated wood, or equal material.
2. Piers for support must be forty inches (40") below grade.
3. Rim joist must be lagged to house.
4. Outside joist must be doubled, unless floor joists rest directly on a girder.
5. Consult the attached span chart for the proper size joist provided for you when applying for the building permit.
6. Support posts must be lagged or bolted to two (2) times members.
7. Top of railing must be at least thirty-six (36) inches and the space between the pickets should be less than four (4) inches.
8. Handrails for stairs must have a cross dimension of no more than two and one fourth ($2\frac{1}{4}$) inches.
9. All joists must have hangers on both ends of joist.
10. Decks shall be located a minimum of six (6) inches below threshold.
11. Decks require two inspections: Footings and Final Inspection.

Please see Deck requirements under Permits and Forms for further details.