



BUILDING PERMIT GUIDELINES

ANY WORK PERFORMED PRIOR TO OBTAINING A PERMIT APPROVAL WILL BE SUBJECT TO THE FOLLOWING FINE.

RESIDENTIAL: \$250.00 + PERMIT FEE
COMMERCIAL: \$500.00 + PERMIT FEE

Without a permit: What can I do without a permit?

- Make ordinary repairs with like or similar material to restore original conditions that do not affect structural features or involve the installation or extension of electrical or plumbing systems.
- Install sidewalks or grade level patios (without a roof) on private property
- Install roofing shingles or siding
- Replace gutters or downspouts
- Replace plumbing fixtures such as a toilet or sink, or replace a hot water heater
- Install windows or doors in existing openings without structural alteration
- Install gas appliances that are not required to be vented, such as dryers and stoves
- Repair existing gas appliances
- Add insulation
- Install a fence in accordance with the City of Sherrill Zoning Ordinance

Permits required: Generally, permits are required to:

- Construct a house or building
- Add or make structural alterations to a building
- Construct or replace a deck
- Install or replace a pool, spa, or hot tub
- Kitchen or bath remodels
- Build or enclose a porch
- Construct an accessory building (shed or other structures detached from the principle building)
- Convert garage, attic, or basement to useable space, such as a recreation room
- Install new, or extend existing plumbing
- Alter or extend the electric system
- Demolish any building interior or building section, except utility sheds
- Repair structures damaged by fire
- Install any wood burning appliance (e.g. woodstove, fireplace, etc.)
- Install a chimney liner or repair chimney
- Erect any sign
- Install a septic tank
- Drill a well
- Add fill, excavate or change existing drainage
- Move any building

When in doubt, always consult with the Codes Enforcement Official. Always verify required setbacks and property lines BEFORE starting work. Call Dig Safe New York by dialing "811" BEFORE you dig.

**APPLICATION FOR BUILDING PERMIT
INSTRUCTIONS
(Follow them closely)**

- A. This application must be typewritten or completed in ink and submitted to the Codes Enforcement Office.
- B. An application for an addition to a one-or two-family home must include a site plan. Locate clearly and distinctly all buildings, whether existing or proposed and indicate all setback dimensions from property lines. Give lot dimensions according to deed and show location and name of street.
- C. **(1) An Application for a Building Permit for a residential building with 1,500 gross square feet or more (not including garages, open porches, cellar or uninhabitable basements or attics) and for all commercial and industrial buildings or additions thereto** must be accompanied by two complete sets of specifications and detailed construction plans bearing the authorized facsimile of the signature of a licensed architect or a licensed professional engineer, licensed in New York State. Plans and specifications shall include a site plan and describe the nature of the work to be performed, the materials and equipment to be used and installed, and the details of the structural, mechanical, electrical and plumbing installation and a section thru for fireplaces footer to top of chimney and stairs. All electrical work must be inspected by, and a Certificate of Approval obtained from, the NY Board of Fire Underwriters or Independent Electrical Inspection Agency. No Certificate of Occupancy will be issued until electrical work has been inspected and approved. **Any changes in plans shall be noted by New York State licensed architect or engineer.**
- (2) An Application for a Building Permit for residential building or addition of less than 1,500 square feet** must be accompanied by a freehand sketch and must show dimensions of the building, rooms, windows, doors, lumber sizes, spans and insulation. Each room must be identified as to its intended use.
- (3) For No. 1, the plans must bear the authorized facsimile of the signature and seal of a licensed architect or professional engineer, licensed in New York State certifying that the plans meet the State Building and Energy Code.
- (4) The Codes Enforcement Department is allowed ten (10) days to approve or disapprove the plans.**
- D. **The work covered by the application may not be commenced before the issuance of a Building Permit. A Building Permit shall be effective** to authorize the commencing; and completion of work in accordance with this application, plans and specifications on which it is based **for a period of six months** after the date of issuance. For a good cause the enforcing officer may allow such extension of time as he may deem reasonable.

Where the work described in the application, plans and specifications is not completed within the period allowed by the permit and any extension thereof, the enforcing officer may order the owner of the premises to remove any structure and fill any excavation which he shall deem detrimental to the public health, safety or welfare.

Accessory Structures:

Setbacks - 5' side and rear. None located in front yard
Heights - No higher than 15'

- E. Upon the approval of the application, the City Clerk will issue the building permit to the applicant together with approved duplicate set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises available for inspection throughout the progress of the work.
- F. **Notify the Codes Enforcement Office when work is ready for inspection**, i.e. after the footing is poured, completion of cellar walls, after insulation has been installed and before walls are covered, completion of structure.
- G. No building shall be occupied or used in whole or in part of any purpose whatever until a Certificate of Occupancy shall have been granted by the Codes Enforcement Officer.
- H. All Electrical work must be inspected by, and a Certificate of Occupancy will be issued until electrical work has been inspected and approved.
- I. All gas-fired installations must conform to the requirements as set forth by the American Gas Association Laboratories.
- J. Permit fees are based on total gross square feet (including garage) except cellars, uninhabitable basements, and **open** porches.
- K. Upon filing this application for building permit, the following fees shall be paid to the City Clerk:

Building Permit Fees

| <u>Construction Size</u> | <u>Fee</u> |
|-----------------------------|-----------------|
| Up to 100 sq. ft. | \$ 25.00 |
| 101 sq. ft. -500 sq. ft. | \$ 50.00 |
| 501 sq. ft. - 1000 sq. ft. | \$100.00 |
| 1001 sq. ft. - 1500 sq. ft. | \$150.00 |
| 1501 sq. ft. - 2000 sq. ft. | \$200.00 |
| More than 2000 sq. ft. | \$ 0.10/sq. ft. |

In addition to the foregoing, there shall be a fee of five hundred dollars payable for the issuance of a building permit for new construction on vacant or otherwise unimproved land.

Section 7. Notwithstanding the provisions of section 6 of this Local Law, the fees to cover the costs of inspections and issuance of building permits for the construction of an accessory building or deck having more than one hundred forty square feet of floor space or for the interior restoration or remodeling of any structure shall be as follows:

- (a) if the estimated cost of construction and materials is five thousand dollars or less, the fee shall be twenty-five dollars.
- (b) if the estimated cost of construction and materials is more than five thousand dollars but not more than ten thousand dollars, the fee shall be fifty dollars.
- (c) if the estimated cost of construction and materials is more than ten thousand dollars, the fee shall be computed at the rate of ten cents per square foot.

As used herein, the term "accessory building" shall have the meaning provided for the zoning ordinance of the City of Sherrill.

Section 8. Notwithstanding any contrary provision herein, no fee shall be charged for the issuance of a building permit for the restoration or remodeling of any building or structure located on property which is wholly exempt from real property taxes as the date of building permit application which restoration or remodeling will not result in any addition to such building or structure or other expansion in the size thereof.

Definitions:

The term "**accessory building**", as used herein, shall have the meaning provided for in the zoning ordinance of the City of Sherrill.

Floor Area, Gross. Gross floor area shall be the floor area within the inside perimeter of the outside walls of the building under consideration with no deduction for hallways, stairs, closets, thickness of interior walls, columns, or other features. Where the term area is used elsewhere in this Code, it shall be understood to be gross area unless otherwise specified.

Floor Area, Net. Net floor area shall be the actual occupied area, not including accessory unoccupied area or thickness of walls.

(Rev 7/08)

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RESIDENTIAL: \$250.00 + PERMIT FEE; COMMERCIAL: \$500.00 + PERMIT FEE

APPLICATION# _____

PERMIT# _____

CITY OF SHERRILL

315-363-2440

OFFICE OF CODE ENFORCEMENT

Date _____

Application is hereby made to the Codes Department for the issuance of a Building and Zoning Permit pursuant to the International Uniform Fire Prevention & Building Code for the construction of buildings, additions, or alterations, as herein described. The applicant or owner agrees to comply with all applicable laws, ordinances, regulations and all conditions expressed on the back of this application which are part of these requirements, and also will allow all inspectors to enter the premises for the required inspections.

Applicant's Name _____

Address _____

Zip _____

Phone _____

Property Owner's Name _____

Address _____

Zip _____

Phone _____

Tax Map _____

Property Location of Proposed Construction _____

Explain Proposed Use _____

Contractor's Name: _____

Address: _____ Zip: _____

Phone: _____

Name of Compensation or General Liability

Carrier & Policy #: _____

Zoning District: _____

Lot Size: _____ Area: _____

Existing Building Size: _____

New Building/Pool Size: _____

Front Yard Depth: _____ Feet

Right Side Yard Width: _____ Feet

Left Side Yard Width: _____ Feet

Rear Yard Depth: _____ Feet

Bldg./Pool: _____

Height: _____ Feet: _____ Stories: _____

Estimated Cost \$: _____

Floor Area: _____ Sq. Ft.

Building/Pool Permit Fee: \$ _____

Surcharge Unimprov/Prop. \$ _____

Water Permit Fee: \$ _____

Sewer Permit Fee: \$ _____

Excavation Permit: \$ _____

Total: \$ _____

Note: Inspections by Code Department are required at the following schedule. (You must call for Inspections.)

- | | |
|---|---|
| 1. Footings before pouring concrete. | 4. Insulation inspection. |
| 2. Foundation inspection before backfill. | 5. When all work is completed, final inspection is required |
| 3. Plumbing, Heating, Framing and Electrical | by Sewer, Electrical and the Codes Department. No |
| Inspections before any closing in of framework. | Occupancy of building is permitted without Certificate |
| | of Occupancy issued by the Codes Department. |

NOTE: THIS BUILDING PERMIT IF FOR RESIDENTIAL OR COMMERCIAL WORK EXPIRES SIX (6) MONTHS FROM DATE ISSUED.

Signature of Owner, Applicant or Agent _____

Printed or Typed Copy of Signature _____

The application of _____ Dated _____

Is hereby approved (disapproved) and permission granted (refused) for the construction, reconstruction or alteration of a building and/or accessory structure as set forth above.

Reason for refusal of permit: _____

Dated: _____

Codes Department Officer _____

Construction Details if Professional Plans & Specifications are not attached.

Footing: Width _____ Thickness _____ Depth _____

Foundation Wall: Block Size of Thickness _____ Cellar Depth _____

Wood Sizes: Framing Lumber _____, Spacing _____ Floor Joists _____

_____ Spacing, Rafters _____, Spacing _____

Roofing Sheeting Type _____ Size _____

Roof: Pitch _____, Span _____

Roofing Material _____

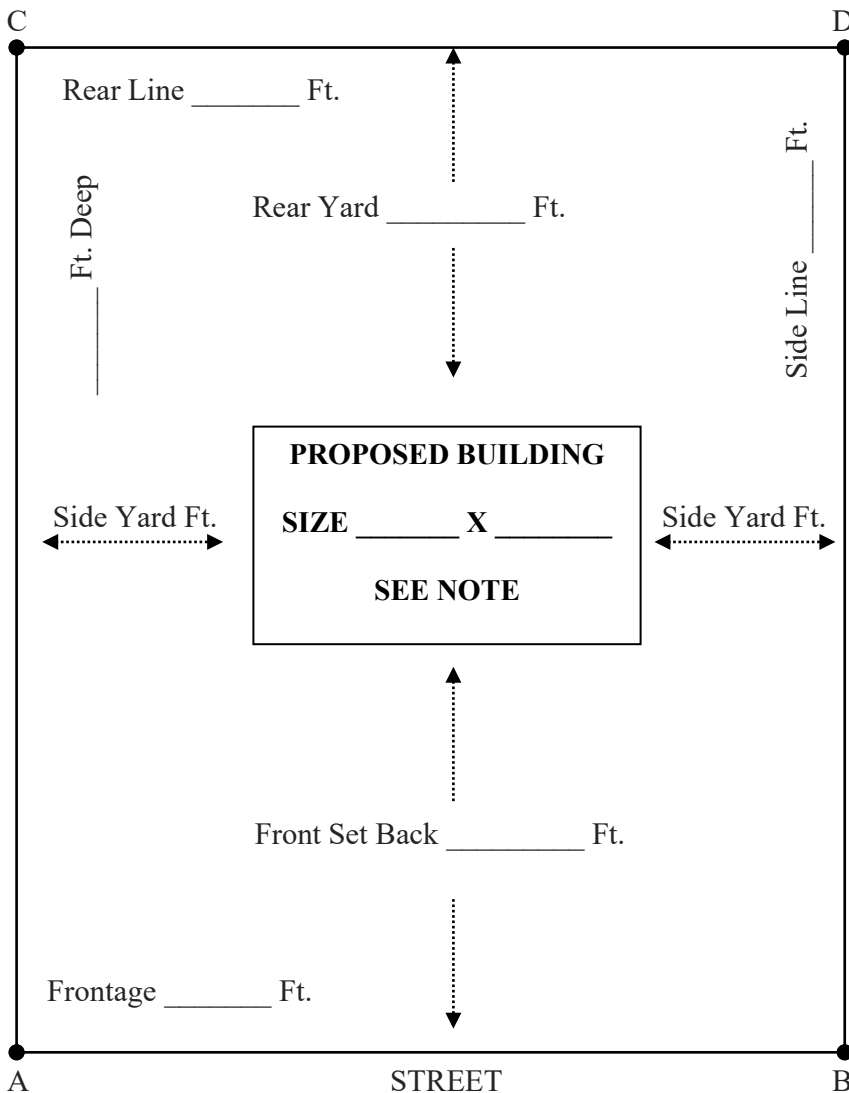
Windows: Size _____ Type _____

Type of Heat _____

PLOT DIAGRAM REQUIREMENTS

- Locate clearly and distinctly all buildings, whether existing or proposed, and indicate all set back dimensions from property lines.
- Give lot and block numbers or description according to deed and show all easements and street names and indicate whether interior or corner lot or supply an approved plot plan showing all the above requirements.

NOTE: TO PREVENT ANY DRAINAGE PROBLEM. SHOW ELEVATIONS, GRADING, SWALES, ETC.



ELEVATIONS OF FINISHED GRADES IN RELATION TO CROWN OF ROAD.

- A. _____
- B. _____
- C. _____
- D. _____

GROUND FLOOR _____

REMARKS _____

NOTE:

1. IF THIS IS A VACANT LOT PRINT IN DIMENSIONS OF NEW BUILDING.
2. IF THERE IS AN EXISTING BUILDING AND A PROPOSED ADDITION PRINT IN DIMENSIONS AND SHOW ADDITION.