



## Building Permit Application

Town of Yates

8 South Main Street  
Lyndonville, New York 14098

**585-765-9716**

## **What is a Building Permit?**

A legal instrument allowing construction of a project.

## **Who can file for a Building Permit?**

The applicant can be the owner, lessee, agent, architect, engineer, contractor or builder.

## **Why do I need a Building Permit?**

The New York State Uniform Fire Prevention and Building Code requires municipalities to adopt regulations to assure that provisions of the code be met. Section 300 of the Zoning Ordinance of the Township states, "No building or structure shall be erected, enlarged, structurally altered or moved, no new use shall be established, and no building permit shall be granted pursuant to the Codes of New York State, until a zoning permit therefore has been issued by the Zoning Officer. No alterations to an existing building shall be made without a zoning permit, unless such alterations are exempt from a building permit pursuant to the Codes of New York State. No zoning permit, nor any certificate or compliance pursuant to the Codes of New York State, shall be issued for any building where said construction, addition, alteration, moving or use thereof would be in violation of any of the provisions of this Zoning law, or where any necessary Town Planning Board Subdivision approval has not been granted".

## **Procedures to obtain a Building Permit:**

This Application for a Building Permit is available through the Town Clerks Office. A permit cannot be issued without sufficient information provided with the application: such as, but not limited to:

1. The application must be complete.
2. A site plan showing the location of the proposed building and any existing buildings on the property with dimensions between buildings and property lines and/or any existing buildings.
3. Plans and specifications showing sufficient detail to determine whether the proposed structure meets code requirements.
4. The appropriate fee must be paid.
5. Orleans County Health Department approval may be required for water and sewer systems.

## **Will I need to have the work inspected?**

Provisions will be made for:

- A. Construction inspections where a Building Permit has been issued, at such time during the course of construction as will permit the observations of the
  - Foundation
  - Heating Systems
  - Structural Elements
  - Insulation
  - Electrical Systems
  - Water and Sewer Systems
  - Plumbing Systems
  - Exit Features
- B. A Certificate of Occupancy or a Certificate of Compliance is required prior to its use.
- C. Fire safety inspections of areas of public assembly.
- D. Fire safety inspections of multiple dwellings and non-residential occupancy.
- E. In response to a bonafide complaint regarding conditions or activities allegedly failing to comply with the Uniform Code.

## **What will the permit cost?**

A fee schedule has been adopted by the Town Board and is amended from time to time to reflect changing costs of administration and enforcement. Refer to the back page of this brochure for details.

## **Will other permits for other agencies be required?**

This depends on the nature of the project. It is best to call any/or all agencies when a question of jurisdiction is involved.

## **What is a Certificate of Occupancy?**

A legal document issued by these agencies evidencing compliance with the Uniform Code. A Certificate of Compliance is issued when the work done was of a nature that a Certificate of Occupancy would not be appropriate, ie. the installation of a wood stove, etc.

# APPLICATION FOR A BUILDING PERMIT

## IMPORTANT NOTICES - READ BEFORE SIGNING

1. Work conducted pursuant to a building permit must be visually inspected by the Code Enforcement Officer and must conform to the New York State Uniform Fire Prevention and Building Code of Ordinances of the Township, and all other applicable codes, rules or regulations.
2. **It is the owner's responsibility to contact the Code Enforcement Officer at the number listed on the front cover of this application at least 24 hours prior to inspection.** This is especially true for "internal work" which will eventually be covered from visual inspection by additional work (i.e. electrical work or insulation later covered by a wall). **DO NOT PROCEED TO THE NEXT STEP OF CONSTRUCTION IF SUCH "INTERNAL WORK" HAS NOT BEEN INSPECTED.** Otherwise, work may need to be removed at the owner's or contractor's expense to conduct the interior inspection. Close coordination with the Code Enforcement Office will greatly reduce this possibility.
3. **OWNER HEREBY AGREES TO ALLOW THE CODE ENFORCEMENT OFFICE TO INSPECT THE SUFFICIENCY OF THE WORK BEING PURSUANT TO THIS PERMIT. PROVIDED HOWEVER, THAT SUCH INSPECTION(S) IS (ARE) LIMITED TO THE WORK CONDUCTED PURSUANT TO THIS PERMIT AND ANY OTHER NON WORK-RELATED VIOLATIONS WHICH ARE READILY DISCERNIBLE FROM SUCH INSPECTION(S).**
4. New York State law requires contractors to maintain Worker's Compensation and Disability Insurance for their employees. No permit will be issued unless current valid Worker's Compensation and Disability Insurance certificate are attached to this application or are on file with the Bureau of Fire Prevention and Inspection Services.
5. If a Certificate of Occupancy is required, the structure shall not be occupied until said certificate has been issued.
6. Work undertaken pursuant to this permit is conditioned upon and subject to any state and federal regulations relating to asbestos material.
7. This permit does not include any privilege of encroachment in, over, under, or upon any street or right-of-way.
8. The building permit form must be displayed so as to be visible from the street nearest to the site of the work being conducted.

I, \_\_\_\_\_ the above-named applicant, hereby attest that I am the lawful owner of the property described within or am the lawful agent of said owner and affirm under the penalty of perjury that all statements made by me on this application are true.

Signature

Date

**Part 1: Required General Information**

*Note: An incomplete application may delay the timely issuance of your permit.  
Please enter "N/A" in any section that is not applicable.*

**1) Project Location and Information:**

Number and Street Address: \_\_\_\_\_

Tax Map Number: \_\_\_\_\_

Current use of the property/building: \_\_\_\_\_

Proposed use of the property/building: \_\_\_\_\_

**2) Owner Identification**

Owners Name(s): \_\_\_\_\_

Owners Street Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Owners Phone # Days and nights: \_\_\_\_\_

**3) Type of Construction or Improvement**

*Unlisted phone numbers will be kept confidential*

New Building - Proposed use is: \_\_\_\_\_

Conversion - Current use is: \_\_\_\_\_

Addition                       Alteration                       Repairs/Replacement

Relocation                       Demolition                       Misc. Structure or Equipment

**4) Description of Project:** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**4) Estimated Cost of Project:**

If work to be performed by contractor \$\_\_\_\_\_. Work to be performed by owner \$\_\_\_\_\_.

**Part 2: Designers and Contractors**

**Architect/Engineer**

Name: \_\_\_\_\_

Street: \_\_\_\_\_

City/St/Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

**Owner / Contractor**

Name: \_\_\_\_\_

Street: \_\_\_\_\_

City/St/Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

**Part 3: Project Location & Details**

*Please attach a sketch.*

- 1) Location of the proposed structure or addition showing the number of stories and all exterior dimensions.
- 2) The depth of the proposed foundation or footers.
- 3) The maximum percentage of the lot to be covered by building(s).
- 4) Storm water compliance.
- 5) Pool drainage plan .



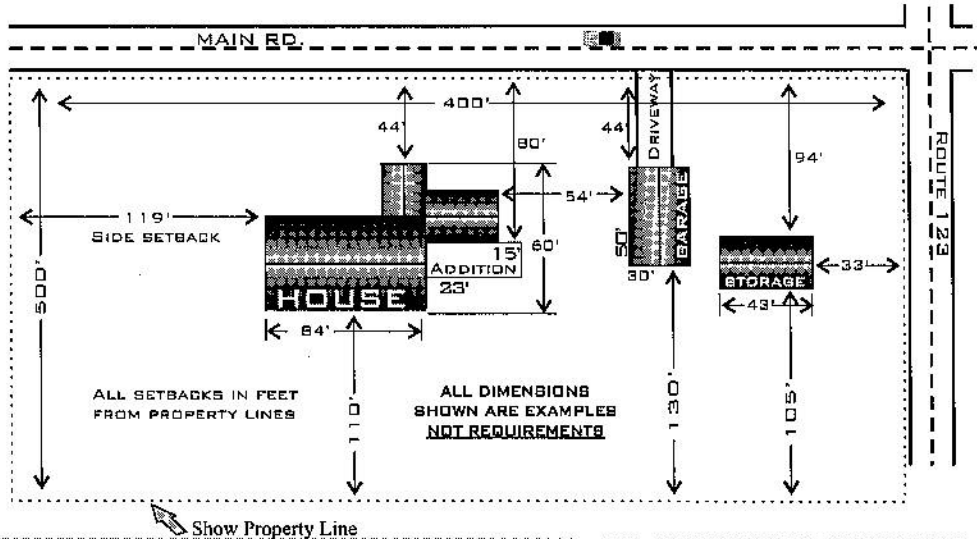
# Part 5: Site Diagram

Locate clearly and distinctly all buildings, whether existing or proposed, and indicate all yard dimensions from property lines. Give identifying information or deed description, show street names.

*Lot lines need not be scaled*

**All applicants may need to supply:**

- 1) A survey map or copy thereof.
- 2) Blueprints or drawings.
- 3) Health Department Perk Test & approved plans, if required.
- 4) Site plan as shown here.
  - a) Show Well & Septic if applicable
  - b) Show Leach Lines
  - c) Distance between bldgs



Show Property Line

Indicate North

## Schedule of Fees

1) Commercial . . . . .	\$75.00
a) New Construction - additional cost per 100 sq. ft. . . . .	\$4.00
b) Additions or interior / structural changes - additional cost per 100 sq. ft. . . . .	\$4.00
2) Residential . . . . .	\$50.00
a) New Construction - additional cost per 100 sq. ft. . . . .	\$4.00
b) Additions or interior / structural changes - additional cost per 100 sq. ft. . . . .	\$4.00
3) Garages . . . . .	\$50.00
4) Carports . . . . .	\$25.00
5) Pole Barns . . . . .	\$50.00
6) Storage Buildings (more than 120 Sq. Ft.) . . . . .	\$50.00
7) Porches & Decks . . . . .	\$25.00
8) Swimming Pools . . . . .	\$25.00
9) Fence . . . . .	\$25.00
10) Chimneys . . . . .	\$25.00
11) Wood Burning Stoves . . . . .	\$25.00
12) Agriculture Building . . . . .	\$50.00
13) Sign Permit . . . . .	\$15.00
14) Demolition Permits . . . . .	\$25.00
15) Application to Zoning Board of Appeals for Variance . . . . .	\$50.00
16) Application to Planning Board for Special Permits . . . . .	\$50.00
17) Research for Lawyers, Banks or Realtors for Property Zoning Information . . . . .	\$50.00
18) Permit Extensions (6 months) . . . . .	\$25.00

Note: Special legal and /or engineering charges incurred by the Township as a result of the permit application shall be reimbursed, at cost, by the permit applicant.

Fee schedule is subject to change without notice.

Adopted 2005

<b>Check list / indicate:</b>	
<input type="checkbox"/> FRONTAGE	
<u>SETBACKS</u>	IS FRONTAGE ON <input type="checkbox"/> STATE <input type="checkbox"/> COUNTY <input type="checkbox"/> TOWN HIGHWAY
<input type="checkbox"/> FRONT	<input type="checkbox"/> LOT DIMENSIONS - SQ. FOOTAGE
<input type="checkbox"/> SIDE	
<input type="checkbox"/> REAR	