

Town of Eaton

P.O. Box 66

Morrisville, New York 13408

(315) 684-9179

Fax (315) 684-9299

Applications hereby made to the Codes Office for the issuance of a Building Permit pursuant to the N.Y.S. Fire Prevention and Building Code for the construction of buildings, additions or alterations, as per Part 442. The applicant or owner agrees to comply with all applicable laws, ordinances, regulations and all conditions expressed within this application which are part of these requirements, and also will allow all inspectors to enter the premises for the required inspections.

Please read the application instructions carefully, complete all parts and include building plans and detailed plot diagram. New York State requires that plans be stamped and signed by a N.Y. Licensed Architect or P.E. if there is more than 1500 square feet of habitable space, or if the cost of the building, addition, or alteration exceeds \$20,000.00, or if the building, addition, or alteration will have an effect on either structural or public safety. The plans will also have to be certified that they conform to N.Y. State Energy Code.

All septic system work must comply with N.Y. State Health Dept. regulations. Applications that include a new septic system will have to show the new system within the plot diagram. A percolation test and septic design must accompany the application and be signed by a N.Y. Licensed Architect or P.E. I request a 72-hour notice for an inspection of a septic system prior to back filling.

INSTRUCTIONS

This application must be completely filled in by typewriter or in ink and submitted in duplicate to the Codes Enforcement Officer.

1. Plot plan showing location of a lot and of buildings on premises, relationship to adjoining premises or public streets or areas and giving detailed description of layout of property must be drawn, which is part of this application.
2. This application must be accompanied by two (2) sets of plans showing proposed construction.
3. Copy of Worker's Compensation Insurance made out to The Town of Eaton (C-105.2 Form)
4. Copy of Liability Insurance made out to The Town of Eaton
5. For Home Owner performing all work: Complete Worker's Compensation Exemption Form CE-200 at: www.wcb.ny.gov/content/ebiz/wc_db_exemptions/requestexemptionoverview.jsp
6. For Contractors: If exempt from Worker's Compensation Form CE-200 at: www.wcb.ny.gov/content/ebiz/wc_db_exemptions/requestexemptionoverview.jsp
7. Building Demolition/ Renovation- Industrial Code Rule 56 (New York State Department of labor Asbestos) Shall be completed with, proof of completion submitted to the codes department.

The work covered by this application may not commence prior to the issuance of a building permit.

Building Permit and approved plans shall be kept on the premises, and be available for inspection throughout the progress of the work. **Building Permit is good for one (1) year.** This Building Permit shall become invalid unless authorized work is commenced within six (6) months following date of issuance.

NO BUILDING SHALL BE OCCUPIED OR USED UNTIL A CERTIFICATE OF OCCUPANCY OR COMPLETION HAS BEEN ISSUED.

Any deviation from the approved plans must be authorized, the approval of revised plans are subject to the same procedure established for the examination of the original plans. An additional permit fee may be charged predicated on the extent of the variation from the original plans.

Permit No. _____

PERMIT No. _____

Electrical Inspections

All Electrical work must be inspected. The Contractor/Owner is responsible for the cost and filing the necessary application. You may use 3rd Party N.Y.S. Certified Electrical Inspector that has been approved by the town. No Certificate of Occupancy will be issued until electrical work has been inspected and approved.

NOTE: THIS BUILDING PERMIT EXPIRES ONE YEAR FROM DATE OF ISSUANCE.

Signature of Owner, Applicant

Printed or Typed copy of Signature

PLOT DIAGRAM

Locate clearly and distinctly all buildings, whether existing or proposed and indicate all setback dimensions from property lines. Show all street names and an arrow pointing to the north.



TOWN OF EATON

Permit No. _____ Date _____

Applicant's Name _____ Owner _____

Address _____ Address _____

_____ Zip _____ _____ Zip _____

Phone () _____ Phone () _____

Applicant is (check one or more) _____ owner _____ builder _____ other (specify) _____

Contractor's Name _____ Phone () _____

Address _____ Zip _____

Name of Compensation or General Liability Carrier & Policy No. _____

Project Location: City/ Town/ Village _____

Street _____ Tax Map No. _____

Nature of Work (check all that apply)

_____ deck _____ new home _____ addition _____ alteration (kitchen, bath, furnace)

_____ porch _____ demolition _____ swimming pool Cost of alteration \$ _____

_____ garage _____ mobile home _____ remodeling Cost of addition \$ _____

_____ shed _____ manuf. home _____ All solid Fuel Burning Appliances _____ Generator

_____ other (specify) _____

Sewage Disposal _____ new _____ existing

_____ septic _____ municipal

If applicable, attach local or County Health Dept. approval.

Water Supply _____ new well _____ existing well _____ spring _____ municipal water supply

Flood Plain site _____ is _____ is not within a flood plain.

Wetland site _____ is _____ is not in a designated wetland.

Heating System _____ electric _____ oil _____ gas _____ warm air _____ baseboard

_____ heat pump _____ wood _____ separate air conditioning

_____ other (specify) _____

Dimensions lot size _____ existing building size _____

new building size _____

Permit No. _____

Setbacks Front _____ Right side _____ Left side _____
 Rear _____

Estimated Costs \$ _____ Permit Cost \$ _____

DESCRIPTION

Describe the type of work to be done; _____

NOTE: INSPECTIONS ARE REQUIRED AT THE FOLLOWING SCHEDULE.

YOU MUST CALL FOR INSPECTIONS!

- | | |
|---|--|
| 1. Site Inspection | 9. Final Electrical |
| 2. Footer Forms (before pour) | 10. Fireplace |
| 3. Foundation wall forms (before pour) | 11. Insulation |
| 4. Foundation – Before back, fill | 12. Sheetrock (if fire rated is required) |
| 5. Framing | 13. Final Inspection |
| 6. Rough Electrical | |
| 7. Hearting | |
| 8. Plumbing | |

APPLICANT CERTIFICATION - I hereby certify that I have read the instructions and examined this application and know the same to be true and correct. All provisions of laws and ordinances covering this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or land use or the performance of construction.

Signature of owner, or applicant

Date

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 Enforcement Officer

Building Permit / Residential Construction (1 & 2 Family)

Application Fee.....\$ 50.00
Sq. Footage / .25cents per sq. ft. of building space..... \$ _____
Inspections _____ x \$30.00.....\$ _____
Total Fee Paid.....\$ _____

Inspections

- 1) Site Inspection
- 2) Footer Forms (before pour)
- 3) Foundation Wall Forms (before pour)
- 4) Foundation-before back fill
- 5) Framing, Electrical & Plumbing
- 6) Insulation
- 7) Fireplace
- 8) Sheetrock (if fire rated is required)
- 9) Final for Certificate of Occupancy or Compliance)

Non-Residential Fee / .15 cents per sq. ft......\$ _____
Inspections _____ x \$30.00.....\$ _____
Total Fee Paid.....\$ _____

Building Permit / Commercial Construction

Application Fee.....\$ 75.00
Square Footage/ .35 cents per sq. ft. of building space.....\$ _____
Inspections _____ x \$50.00.....\$ _____
Total Fee Paid.....\$ _____

Check# _____ Money Order _____ Cash _____

Town Clerk _____ Date _____

Town of Eaton
Miscellaneous Permit Fees

Application Fee..... \$ 50.00

Residential Septic Permit..... _____

Commercial Septic Permit..... _____

Swimming Pools (In-ground or above ground 2 ft. & over) Spas & Hot Tub..... _____
(Independent electrical inspection required)

Decks (all decks require building permits)..... _____

Cell Tower - \$5.00 per ft. of height of tower \$ _____

Antenna Tower - \$2.00 per ft. of height of tower..=..... \$ _____

Residential Solar Permits..... _____

Windmill(s) - \$3.00 per ft. to center hub of windmill, residential..... \$ _____

- \$5.00 per ft. to center hub of windmill, commercial..... \$ _____

Solar Array..... _____

Fence..... (Includes application fee and Inspections)..... \$50.00

Woodstove or any solid fuel stove or burner..... _____

Installing generator..... _____

(Independent electrical inspection required)

Demolition Permit..... _____

(Asbestos survey is required)

Total number Of Inspections _____ x \$30.00 \$ _____

Permit Total\$ _____

Any Planning Board or Zoning Board action requiring a public hearing..... \$175.00

Site Plan Review..... \$100.00

Recycling Plant License (initial)..... \$200.00

Recycling Plant Renewal..... \$100.00

Trailer Park License Renewal..... \$100.00

Subdivision - 2 lot..... \$175.00

3 lot..... \$275.00

4 lot..... \$375.00

5 lot..... \$475.00

Lot Line Adjustment without public hearing..... \$50.00

Lot Line Adjustment (if public hearing needed).....additional \$ 125.00

*GFCI protection required and electrical inspection by Certified Electrical Inspector and Codes Enforcement Officer (All Swimming Pools, Spas & Hot Tubs)

(b) Other inspections and fees related to building construction:

Fire Inspections of Commercial Buildings, per hour.....	\$60.00
Fire Inspections of Residential Buildings, per hour.....	\$60.00
Multiple Residency Inspections, per hour.....	\$60.00
Plan Review (where no permit is requested or Abstract review).....	\$60.00
Additional plan review required by changes, additions, or revisions To approved plans	\$40.00
Building Permit – (1) Year Renewal.....	\$50.00
Certificate of Occupancy	No Charge
Temporary Certificate of Occupancy (1 st & 2 nd) good for 3month.....	\$75.00
Third and subsequent Temporary certificate of Occupancy.....	\$150.00

NO PERMIT FEE FOR AGRICULTURAL BUILDING (SET BACK INSPECTIONS REQUIRED)

Septic Permit:* No septic system shall be installed or replaced in the Town of Eaton except upon the issuance of a permit by the Code Enforcement Officer of the Town of Eaton after payment of the fee hereinafter prescribed.

***The Codes Enforcement Officer, before covering, must visually inspect all systems. Failure to do so will mean the system must be uncovered for inspection.**

*A NYS professional Engineer must design and certify septic system plans.

*Any modification from and including the distribution box needs approval from a professional Engineer. Permit is valid for one year from date of issuance. If construction has not commenced, the permit is void and no refunds shall be allowed.

*General or primary contractors and/or property owners must give adequate time for inspections. Minimum of 24 hours notice required.

*The Codes Enforcement Officer of a certified appointed official will respond within 24 hours of being contacted by contractors and/or property owners.

ALL PERMIT FEES SHALL BE DOUBLED IF CONSTRUCTION IS COMMENCED PRIOR TO THE ISSUANCE OF A PERMIT.

All fees are payable to: Town of Eaton

LAND USE

Town of Eaton
TABLE 1
Land Use Schedule
Minimum Dimensions

District	Lot Area	Front	Depth	Front	Yard Setbacks* (feet)	Rear	Maximum Building Height (feet)	Notes (see next page)
Agriculture-Residential-Commercial District, ARC, and ARC 2	2 acres**	250		50	25	50	35	a, b
	4 acres	300		50	25	50	35	a, b
	40,000 sq. ft./unit with a minimum of 5 acres of 5 acres	300		50	25	50	45	a, b, d
Farm Farm buildings Mobile dwelling (ARC only) Mobile dwelling park*** (ARC only)		300		50				
	2 acres	250		75	50	50	None	a, c
	10 acres			50	40	40	35	a, b, d, e
Business professional, industrial or commercial on separate lots				50	40	50	35	a, b, d
Residential District No. 2, RD-2	2 acres**	250		50	25	50	35	a, b
	4 acres	300		50	25	50	35	a, b

NOTES: (See next page)

**Town of Eaton
TABLE I (NOTES)
Land Use Schedule**

NOTES:

- * Corner lots are considered to have two front yards along the two roadways and two side yards.
- ** 1 acre = 43,560 sq. ft.
- *** Additional requirements are specified by Chapter 130, Mobile Homes.

a. For those portions of any lot that adjoin a public roadway, the following dimensions shall be added to those minimum dimensions for front yards set forth in Table I, Land Use Schedule, and measurements shall be taken from the center of the road pavement.

Road Width or Type	Additional Distance
2 rod roads (33 feet)	Add 17 feet
3 rod roads (49.5 feet)	Add 25 feet
4 rod roads (66 feet)	Add 33 feet

For wider roads, the added distance shall be equal to 1/2 of the road right-of-way width. One rod equals 16.5 feet.

- b. Lot size for single-family units may be reduced to a minimum of one acre and lot size for two-family units may be reduced to two acres upon proof of all of the following:
 - i) Either public water or sewer;
 - ii) Approval by the Public Health Department (if needed);
 - iii) Minimum frontage of 150 feet;
 - iv) Continues to meet the yard setbacks for single-family units established for its land use district (Table I);
 - v) Slope of the lot does not exceed 15%; and
 - vi) If a private septic system is used, a percolation test shall establish that an inch of water shall take at least one minute and not more than 30 minutes to percolate.
- c. Accessory farm buildings (silos, barns, etc.) are exempt from height limits.
- d. Requires a special permit issued by the Planning Board.
- e. Each mobile dwelling lot shall connect to an access road within the mobile dwelling park, and the front yard of each lot shall be measured from that access road. However, no mobile home shall be closer to the center of any public road than is otherwise required by Note (a) of the Land Use Schedule.

**THE FOLLOWING ELECTRICAL INSPECTORS ARE REGISTEED
WITH THE TOWN OF EATON**

Name Phone # Organization/Company
d/b/a Central New York Electrical Inspection Service LLC.

7910 Rinaldo Blvd West

Bridgeport, NY 13030

cnyinspection@larrykinne.com

Larry Kinne

(315) 633-0027

Fax: (315) 633-8274

Upstate Electrical Inspection Agency

108 Watson Road

N. Syracuse, NY 13212

Scott Bellows (315) 949-4400

COMMONWEALTH ELECTRICAL INSPECTION SERVICE, INC

TIM THOMAS-MANAGER

CEISROC@YAHOO.COM

800-801-0309

Brian Fenner

(315) 440-4070

Dick McCarthy

(315) 534-0077

2003 North Madison St.

Rome, New York 13440

NEW YORK ATLANTIC-INLAND

997 McLean Rd.

CORTLAND, NY 13045

TELEPHONE: (607) 753-7118

Michael Miers,

(315) 843-5155 Office

Cell: (315) 723-0684

5482 Knoxboro Rd.

Munnsville, New York 1340

The Inspector, LLC

5390 State Route 11

Burke, New York 12917

(800) 487-0535

Robert Mutton -

Direct Line: (315) 271-7206

President of THE Inspector

Steve Glessing

Direct Line: (315) 240-1575

Cell: (315) 240-1575

Blower Door Testing Contractors

Boulder Consultants

Donald DeWolfe (315)-797-608

Onpoint Inspections, LLC

Carol Gronlund (518)-524-3341

Upstate Spray Foam Insulation

Justin Assisi (315)-822-5238

Energy Systems

Mike Pluke (315)-733-2220

CNY Home Tech Service

Tom Urtz (315)-363-4043