

Town of Dover Building /Zoning/Code Enforcement Department

126 East Duncan Hill Road

Dover Plains, NY 12522

(845) 832-3188 - fax

Building Inspector - 845.832.6111 x102 (BuildingCEO@TownOfDoverNY.us)

Clerk - 845.832.6111 x103 (Building@TownOfDoverNY.us)

Building Permit Application for Decks, Handicap Ramps, Covered Porch, Screened Porch

Please read entire packet BEFORE submitting application

Required Documents:

- Cash or Check payable to: Town of Dover (fee is double if project has been started)
Residential Fees: up to 100 sq. ft. = \$80, 101 - 200 sq. ft. = \$160, 201 - 500 sq. ft. = \$210,
501+ = \$370
Commercial Fees: *Fee is based on cost of construction; please call the Building Department for fee
- Homeowner's Insurance (Declaration page only) with valid waiver **or**
Proof of Workers' Compensation and Disability Insurance
(see attached letter and call (518) 486-6307 or visit www.wcb.state.ny.us for more information; **ACORD forms are NOT acceptable proof of NYS workers' compensation or disability benefits insurance coverage**)
- Plans showing room uses and dimensions. Plans must show that the proposed project will meet all NYS Building Codes (must be stamped & signed by a NYS licensed design professional if cost of construction is over \$20,000 or at the discretion of the Building Inspector)
- Survey or drawing of property showing proposed structure with distances to property lines and other structures.

Required Inspections:

- **PRE-INSPECTION BEFORE PERMIT IS ISSUED**
- Footings before pouring concrete
- Rough electric (if applicable, by an electrical inspector)
- Framing
- Final electric (if applicable, by an electrical inspector)
- Final Completion to obtain a Certificate of Occupancy

Applicants are responsible for scheduling all required inspections. The Building Department requires advance notice for all inspections; any additional inspections will be \$50 per hour with a minimum one hour charge

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General Information for All Building Permit Applications

Please read the following and have application complete BEFORE submittal

The applicant/homeowner is responsible for supplying sufficient information to determine that the project complies with and adheres to all Town of Dover Zoning Laws and all NYS Building Codes.

The Town of Dover Zoning Law may be obtained from the Zoning Law book available at the Town Clerk's office for a fee or on the internet at www.TownOfDoverNY.us (Links, Town Code, Chapter 145).
NYS Building Codes are available at www.dos.state.ny.us.

Fee for building without a permit is double the permit fee, PLUS all legal fees (if necessary)

If a permit is denied or withdrawn, 50% of the fee will be refunded if requested in writing provided that no work has commenced.

Applications will not be considered until **ALL** required documents and copies are submitted **by the applicant**. A list of required documents for each project is listed on the coversheet; submitting required documents in "bits & pieces" will result in a delay.
INCOMPLETE APPLICATIONS WILL BE RETURNED.

Please note: **applications are not reviewed at the time of submittal...** they are reviewed in the order in which they are received and may require approximately 1-4 weeks to process depending on the complexity of the project. Due to the volume of applications received, requests to expedite an application cannot be honored.

Section 125 of the General Municipal Law requires that ALL APPLICANTS provide proof of Workers' Compensation and Disability compliance or a valid exemption when applying for a permit. For more information, visit www.wcb.state.ny.us or call (518) 486-5307.

After the application is reviewed and approved, you will be notified and will be given a Construction Permit. If the application is denied, you will receive written notice with an explanation. Construction may not start until the permit is issued.

Permits expire one year after issuance and may be renewed at full price. By law, a building permit is not closed out until the project is finished and a Certificate of Occupancy/Compliance (C/O, C/C) has been issued; it is the applicant's/homeowner's responsibility to call this department to obtain a Certificate of Occupancy/Compliance. If the project has not been started and you wish to close out the permit, it is the applicant's/homeowner's responsibility to send a written notice stating that project has not been started and give this department permission to verify.

The Construction Permit and your 911 address must be clearly displayed on a place visible from the road.

[F] 303.3 Premises identification. Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).

Affidavit of Exemption to Show Specific Proof of Workers' Compensation Insurance Coverage for a 1, 2, 3 or 4 Family, Owner-occupied Residence

****This form cannot be used to waive the workers' compensation rights or obligations of any party.****

Under penalty of perjury, I certify that I am the owner of the 1, 2, 3 or 4 family, **owner-occupied** residence (including condominiums) listed on the building permit that I am applying for, and I am not required to show specific proof of workers' compensation insurance coverage for such residence because (please check the appropriate box):

- I am performing all the work for which the building permit was issued.
- I am not hiring, paying or compensating in any way, the individual(s) that is(are) performing all the work for which the building permit was issued or helping me perform such work.
- I have a homeowner's insurance policy that is currently in effect and covers the property listed on the attached building permit AND am hiring or paying individuals a total of less than 40 hours per week (aggregate hours for all paid individuals on the jobsite) for which the building permit was issued.

I also agree to either:

- ◆ acquire appropriate workers' compensation coverage and provide appropriate proof of that coverage on forms approved by the Chair of the NYS Workers' Compensation Board to the government entity issuing the building permit if I need to hire or pay individuals a total of 40 hours or more per week (aggregate hours for all paid individuals on the jobsite) for work indicated on the building permit, or if appropriate, file a WC/DB-100 exemption form; OR
- ◆ have the general contractor, performing the work on the 1, 2, 3 or 4 family, **owner-occupied** residence (including condominiums) listed on the building permit that I am applying for, provide appropriate proof of workers' compensation coverage or proof of exemption from that coverage on forms approved by the Chair of the NYS Workers' Compensation Board to the government entity issuing the building permit if the project takes a total of 40 hours or more per week (aggregate hours for all paid individuals on the jobsite) for work indicated on the building permit.

(Signature of Homeowner)

(Date Signed)

(Homeowner's Name Printed)

Home Telephone Number _____

Property Address that requires the building permit:

Sworn to before me this _____ day of _____, _____.
_____ (County Clerk or Notary Public)

Once notarized, this Form BP-1 serves as an exemption for both workers' compensation and disability benefits insurance coverage.

Please note the following requirements concerning stairs and railings as required by code.

- 1) Railings above stairs must be between 34" and 38", measured above the nose of the tread.
- 2) The opening between the guards (balusters) must be 4" or less.
- 3) Open risers are permitted providing the opening is 4" or less.
- 4) Railings on decks and porches more than 30" above the adjoining surface must be at least 36" high. Again, the opening limitation is 4" or less for the guards and the toe opening.
- 5) The maximum stair rise (height) is 8 1/4".
- 6) The minimum tread depth shall be 9".
- 7) The minimum stair width shall be 36".
- 8) Handrails of a circular type shall be between 1 1/4" and 2" in diameter.
- 9) Non-circular handrails shall have a perimeter of at least 4" and no greater than 6 1/4" with a maximum cross section of 2 1/4".
 - A) Note: if the perimeter is greater than 6 1/4" the railing must have finger groves as provided in the code.
- 10) Railings shall be continuous from the top tread to the bottom tread.
- 11) Railing shall terminate in a newel post or be returned to the wall

- 12) Handrails shall be provided on at least one side of each stairway with two or more risers.
- 13) Handrails adjacent to walls shall have a space of not less than 1 ½" between the wall and handrail.

Numbers and Websites of Interest

<p><u>Electrical Inspectors</u></p> <p><u>New York Electrical Inspections</u> H.C.R. 4, NYS Route 30 Kelly Corners, NY 12455 (845) 586-2430 Tom LeJeune - Inspector - (845) 373-7308</p> <p><u>New York Board</u> PO Box 1558 Wappingers Falls, NY 12590 Pat Decina – Inspector – (845) 298-6792 (phone & fax)</p> <p><u>Electrical Underwriter of NY, LLC</u> PO Box 4089 New Windsor, NY 12553 (845) 569-1759, (845) 562-7371 – fax Ernest C. Bello - Inspector</p> <p><u>Tri-State Inspection Agency</u> PO Box 1034 Warwick, NY 10990 (845) 986-6514 or (845) 986-0535 Bob Stumbo, Nick DiFusco, Frank Sholtis</p> <p><u>Commonwealth Electrical Inspection Service, Inc.</u> 1355 Pittsford-Mendon Road PO Box 723 Mendon, NY 14506-0723 800 624-2380 or (585) 624-2399-fax Ronald Henry – Inspector - (845) 562-8429</p> <p><u>NY Electrical Inspections & Consulting</u> 93 Beattie Avenue Middletown, NY 10940 (845) 343-6934, (845) 343-4834 – Fax John Wierl (jwierl@nyeic.com) or Pierre Belarge</p> <p><u>The Inspector, LLC</u> 5390 State Route 22 Burke, NY 12917 (518) 481-5300 or (800) 487-0535 David Smith (theinspectorllc@yahoo.com)</p> <p><u>Third Party Inspector</u> 68 Gold Road Poughquag, NY 12570 (845) 590-1010 Brian Van Vlack – Inspector - (thirdpartyinsp@gmail.com)</p> <p><u>Z3 Consultants, Inc.</u> PO Box 363 LaGrangeville, NY 12540 Gary Beck, Jr. – Inspector – (845) 471-9370 (845) 625-1479 - Fax</p>	<p><u>Dutchess County Department of Health</u></p> <p>387 Main Street Poughkeepsie, NY 12601 (845) 486-3404</p> <p>Millbrook District Office (845) 677-4001</p> <p><u>Road Maintenance</u></p> <p><u>Town of Dover Highway Department</u> (town roads) (845) 832-9567</p> <p><u>NYS Department of Transportation (DOT)</u> (state roads) Highway Permits (845) 473-3076</p> <p><u>DC Department of Public Works</u> (county roads) Highway Permits Unit (845) 486-2928</p> <p><u>Department of Emergency Response</u></p> <p>E-911 Addressing (845) 486-6531</p> <p><u>Workers' Compensation Board</u></p> <p>www.wcb.state.ny.us (518) 486-6307</p> <p><u>Dig Safely</u> (call before you dig)</p> <p>www.digsafelynewyork.com 800 962-7962</p> <p><u>NYS Department of Environmental Conservation (DEC)</u></p> <p>www.dec.state.ny.us (518) 402-8265</p> <p><u>NYS Department of State</u></p> <p>www.dos.state.ny.us (212) 417-5800</p>
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General Information for Certificates of Occupancy and Compliance

What is a Certificate of Occupancy (C/O)?

◆A document issued by a municipality which authorizes the legal use of a building or structure, in whole or in part.

What is a Certificate of Compliance (C/C)?

◆A document issued by a municipality which authorizes the legal use of an accessory building or structure, a minor alteration or addition, or an installation such as a wood stove, furnace or satellite dish antennae.

Who is responsible to obtain such certificates?

◆Just as the property owner has the ultimate responsibility for activities on his or her property and for obtaining building permits, **it also is the property owner's responsibility to call for an inspection to obtain a Certificate of Occupancy or Compliance.**

◆It is a violation of a municipality's local law for any person to occupy or otherwise use a building, structure or other permanently installed equipment for which a building permit has been issued without obtaining a Certificate of Occupancy or a Certificate of Compliance.

What happens if I fail to obtain a C/O or a C/C?

◆Failure to obtain a C/O or a C/C is a violation of the municipality's local law. Violation of local laws can result in the issuance of an order to appear before the local court and such violations are subject to a fine and/or imprisonment.

◆Banks and lending institutions are generally requiring copies of C/Os or C/Cs for new financing or refinancing of property. The lack of a required certificate may delay or cause a denial of a mortgage, which could place a potential property sale or refinancing at risk.

◆Insurance companies are becoming increasingly aware of their profit-loss statistics in this tight economy. In New York State, it is common knowledge that C/Os or C/Cs are required. **Your insurance company may not provide coverage in the event of a tragedy if a required certificate has not been issued.**

How will anybody ever find out that I should have had a C/O or C/C?

◆The records of a municipality are public records which are open for anyone to view. Copies of building permits, inspection reports, violation notices and certificates are required to be kept on file essentially permanently. Lending institutions, insurance investigators and others routinely require information contained in these files.

◆In addition, the Code Enforcement Officer maintains activity logs and may periodically send out notices to remind permit holders that they need to attain closure of their files, through their requesting the required inspections and by their obtaining the required certificate.

What year did the Town of Dover start issuing C/Os or C/Cs?

◆**1984.** Any structure that has been installed, erected, constructed, enlarged, altered or replaced since January 1, 1984 would have required a Building Permit and C/O or C/C.

By law, building permits are never closed out until a C/O or C/C has been issued OR if the project has not been started.