

# Building Permit Requirements

What the Code Enforcement Officer needs to issue a building permit:

1. A map showing the size and location of the property, proposed site of construction, well, septic, power lines and other structures on the property, distances from each, including the road, property lines, neighbors well, and septic.
2. A completed set of plans or blue prints designed by an Architect or Engineer licensed in New York, indicating compliance to New York State Uniform Fire Prevention and Building Code as well as applicable Local Laws and Ordinances. This applies to all commercial construction, and / or residential construction over 1500 square feet.
3. If construction is less than 1500 square feet the following information will be required. (This office recommends retaining a professional to design all buildings). Code Enforcement Officer may require a stamped drawing at any time.
  - Footer size
  - Foundation wall size
  - Plate size
  - Beam sizes and support posts size
  - Joist sizes and spans
  - Wall sizes and insulation
  - Ceiling joist sizes and spans
  - Rafter sizes and spans
  - Anchor bolt size and locations
  - Chimney sizes and foundations
  - Plumbing, Electric
  - Stair heights and widths, head clearance, railings, landings
  - Entry doors, windows, egress. Light and ventilation requirements for habitable space are 8% natural light 4% ventilation
  - Floor plan
  - Fire and smoke protection
  - Compliance with the Energy Conservation Construction Code
4. Modular - stamped approved plans required.
5. Mobile Home - supporting system design, type of skirting, deck and stair plans.
6. Perc-test and septic design per Tioga County Health Department. (Forms available)
7. Submit application two weeks prior to start of construction.
8. Submit any additional permits or variances necessitated by Local Law No.3 of 1990, Administration and Enforcement of, the Uniform Building Code.
9. Construction costs, including labor, equal to the federal minimum labor wages.