

TOWN OF NORTH HARMONY

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FORM NH-102
REV. 8/13

GENERAL INFORMATION FOR BUILDING APPLICANTS

1. TWO SETS OF PLANS AND SPECIFICATIONS MUST BE SUBMITTED WITH EACH BUILDING

PERMIT APPLICATION AND SHALL INCLUDE:

- A **SITE PLAN** SHOWING LOT SHAPE AND SIZE, EXISTING BUILDINGS, PROPOSED CONSTRUCTION, SET BACKS FROM ROAD AND PROPERTY LINES.
- **FOUNDATION DETAIL** AND GRADE, DAMP PROOFING, THERMAL BARRIER, ANCHORING AND DRAINAGE PLAN.
- **FLOOR PLANS** (WINDOWS, DOORS, STAIRS, THERMAL BARRIER, INSULATION, ETC.)
- PLUMBING, ELECTRICAL, HEATING, DUCTS, SMOKE ALARMS.
- SECTIONAL – MAKE-UP AND TIE-IN WALL DETAIL
- ELEVATION PLANS – SHOW GRADE
- ROOF PLAN
- STRESS AND SOIL-BEARING DIAGRAM (IF PERTINENT)
- PLANS MUST BEAR SIGNATURE OF THE PERSON RESPONSIBLE FOR THEIR DESIGN AND DRAWING, WHEN APPROVED, ONE SET WILL BE RETURNED TO BE **KEPT ON SITE.**

2. THE SEAL OF A N.Y.S. ARCHITECT OR ENGINEER IS REQUIRED ON PLANS FOR:

- ALL COMMERCIAL BUILDINGS (**Refer to Zoning Code Section 703 – ZONING PERMITS, D. 28 Point Checklist for Commercial Projects**)
- DWELLINGS OF 1,500 SQ. FT. OR MORE (NOT INCLUDING ATTICS AND CELLARS)
- ALL PLANS FOR ALTERATIONS TO COST **\$20,000 OR MORE** (**Refer to Zoning Code Section 703 – ZONING PERMITS, C. Site Plan Checklist for Residential Projects Over \$20,000**)
- ANY PLANS WHEREBY THE ALTERATION WILL INVOLVE CHANGES WHICH MAY AFFECT STRUCTURAL OR PUBLIC SAFETY.

3. IT IS THE RESPONSIBILITY OF THE OWNER, APPLICANT, OR HIS AGENT TO INFORM THE APPROPRIATE INSPECTOR WHEN THE WORK IS READY FOR INSPECTION AND TO SCHEDULE SUCH INSPECTION. (NYCRR - 442.4)

INSPECTIONS INCLUDE:

- EXCAVATIONS AND FOOTING

- FOUNDATION WALL AND DRAINAGE
 - FRAMING AND SHEATHING
 - ROUGH-ENCLOSED PLUMBING AND ELECTRIC
 - HEATING EQUIPMENT AND INSTALLATION
 - FINAL – GENERAL SAFETY AND CODE COMPLIANCE
4. ANY CHANGES TO THE APPROVED PLANS OR SPECIFICATIONS MUST BE APPROVED BY THE CODE ENFORCEMENT OFFICER BEFORE PROCEEDING.
5. **TWELVE (12) COMPLETE COPIES OF BUILDING PERMIT REQUESTS REQUIRING ANY TYPE OF VARIANCE OR SPECIAL PERMIT TO BE HEARD BY THE ZONING BOARD OF APPEALS MUST BE SUBMITTED TO THE ZONING CEO OR TOWN CLERK AT LEAST 20 DAYS PRIOR TO THE HEARING DATE. EACH COPY SHOULD INCLUDE THE FOLLOWING:**
- **FULLY COMPLETED AND SIGNED** APPLICATION FOR BUILDING AND ZONING PERMIT
 - **FULLY COMPLETED AND SIGNED** APPLICATION FOR VARIANCE / SPECIAL PERMIT
 - SUPPORTING DOCUMENTATION (I.E. PHOTOS, DRAWINGS, MAPS, ETC.)
 - **APPLICANT OR AGENT FOR APPLICANT MUST ATTEND THE ZONING BOARD OF APPEALS HEARING**

**BRADLEY N. LAWSON – ZONING CEO
TOWN OF NORTH HARMONY
Office - (716)789-3445 x3
Cell – (716)450-0641**

NORTH HARMONY BUILDING PERMIT FEE SCHEDULE (Revised 7/14/2014)

RESIDENTIAL

<u>Square Footage</u>	<u>Cost</u>
0 - 600	\$45.00
601 – 1,500	\$70
1,501 – 3,000	\$90
3,001 – 5,000	\$140
5,001 – 10,000	\$250
Over 10,000	\$370

COMMERCIAL OR INDUSTRIAL BLDG. OR ADDITION.....\$.010 Per Cubic Ft. + \$30 Zoning Fee

STORAGE BUILDINGS

0 – 5,000 sq. ft.	\$80.00
5,001 + sq. ft.	\$130

NON-COMMERCIAL – SHED

<u>Square Footage</u>	<u>Cost</u>
0 - 150	No Charge
151 – 600	\$45
More than 600	\$55
<u>OTHER PERMIT FEES</u>	
Building Solely for Agricultural Use	\$30
Demolition (non-commercial)	\$30
Sign for home occupation	\$30
Swimming Pool / Pond	\$40
Other Residential Permit porch/deck/etc.	\$35

Commercial Sign	\$30
Business License	\$35

Site Plan Review Minor	\$100
Site Plan Review Major	\$250
Zoning Board of Appeals (ZBA) Special/Area/Use	\$100
ZBA Smaller Projects (i.e. signs, fences, small Projects under \$5,000)	\$50