

TOWN OF MARCELLUS

CODE ENFORCEMENT OFFICE

24 East Main Street
Marcellus NY 13108
315-673-3269
Fax: 315-673-9102

Bill Reagan
Code Enforcement Officer

Karen Cotter
Assistant to Codes

BUILDING / ZONING PERMIT APPLICATION PROCEDURE

- A) Complete all applicable sections of the Building Permit Application.
- B) Sign and date the bottom of the application.
- C) Submit the following required items with your completed application:
(Some may not be applicable to your project)
- Copy of your deed
 - Copy of your survey indicating the project location with dimensions and setbacks
 - Driveway permit application
 - Approved, stamped copy of the septic system plan
 - Approved NYSDEC General Permit (If disturbing one acre or more of land)
 - Building Plans (New York State law requires (with few exceptions) that all plans and drawings relating to the construction or alteration of buildings or structures bear the original seal and signature of a NYS registered architect or licensed engineer.)
 - Energy code details and/or certification
 - Roof truss and engineered lumber design sheets or certificates
 - Electrical inspection application from one of the following approved agencies:
 - o Commonwealth Electrical Inspection Service, 633-0027
 - o The Inspector, 1-800-487-0535
 - o Atlantic Inland, 468-0468
 - Plumbing permit from Onondaga County Plumbing (435-6614)
 - Contractor Insurance Certificates with Town of Marcellus as certificate holder:
 - o General Contractor's Liability Insurance Certificate
 - o General Contractor's Workman's Compensation Insurance Certificate or exemption
(Form C-105.2, GSI-105.2, U-26.3, CE-200, SI-12 or BP-1)
- D) The Code Enforcement Officer has ten days to review a completed application and to approve or deny same. Typical applications take 1-2 days to review.
- E) All applicable inspections listed on building permit and included in this packet are mandatory. Please call two days ahead to schedule inspections.
- F) Length of validity. Permits shall be valid for up to one year from date of issue. An extension may be granted provided that good cause is shown and an extension application is submitted prior to the end of the first year. An extension request may require review by the Zoning Board of Appeals. If at the end of two years substantial work has not been done, the permit shall expire and shall be null and void.
- G) Call 811 Before You Dig! You must call for a location request at least two working days but not more than 10 working days before any excavation starts.
- H) If you have any questions or need assistance with your application, please contact the Code Enforcement Office:

Bill Reagan..... 673-3269, extension 4, codes@marcellusny.com
Karen Cotter..... 673-3269, extension 7, pbzba@marcellusny.com

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BUILDING / ZONING PERMIT APPLICATION

All applicable sections of this application must be completed - incomplete applications will be returned.

Property Owner: _____ Day Time Phone: _____
Project Address: _____ E-mail: _____
Tax Map Number: _____ Zoned: _____ Subdivision Name: _____

Undersigned Petitions Permission For:

Project Type: () Residential () Commercial () Agricultural () Other: _____

Description of the proposed project and its proposed use: _____

Project will include (check all that apply): () Heating Appliance () Fireplace () Sprinkler System
() Electrical () Plumbing () New Driveway () Septic/Sewer () Fire Alarm System

Project Dimensions: Width: _____ Length: _____ Height: _____ Sq. Footage: _____

Distance from lot lines: Front: _____ Rear: _____ Side 1: _____ Side 2: _____

Lot Frontage: _____ Lot Depth: _____ Estimated value of all work - materials and labor: \$ _____

For new residences and additions, change in the number of: Bedrooms: _____ Bathrooms: _____

Will the proposed construction cause the disturbance of one or more acre of soil? _____

Is the project in a flood hazard zone? _____ Is the project within 100' of any wetlands? _____

Contractor: _____ Contact Person: _____

Address: _____ Phone: _____

Designer: _____ RA _____ PE _____ Lic. No: _____

Address: _____ Phone: _____

Applicant Certification: I hereby certify that this application is true and correct to the best of my knowledge. That all work done under any resulting permit will comply with the requirements of the New York State Uniform Fire Prevention and Building Code, the Town of Marcellus Zoning Law and all other applicable regulations. I also understand that the granting of a permit does not give authority to violate or cancel the provisions of any other laws or regulations.

Inspections Required: I understand I am responsible to ensure that the required building inspections are performed by the appropriate inspector and have been approved prior to concealing any work.

Consent To Enter Property: By signing this application I agree to allow representatives of the Town of Marcellus access to the above referenced property at reasonable times for the purpose of obtaining information relevant to the processing of this application and to ascertain compliance with any resulting permit.

SIGNATURE OF OWNER OF PREMISES: _____

DATE: _____

Official Use Only

Date Completed: _____ Date Approved: _____ Approved By: _____

Application No.: _____ Date Denied: _____ Denied By: _____

FMV: _____ Date Notified: _____

Fee: _____ Reason Denied: _____

INSPECTION SCHEDULE FOR NEW CONSTRUCTION

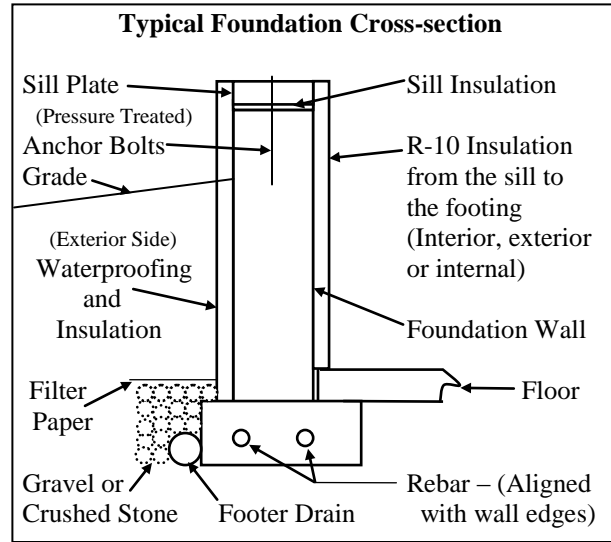
All applicable inspections listed below are MANDATORY.

1) **FOOTINGS / POSTS:**

Are to be placed on undisturbed soil, a minimum of 42" deep, formed on both sides of the concrete with 2 by X lumber, sized in accordance with the NYS Uniform Building Code. Forms are to be squared and leveled to fit the structure. Rebar is to be installed per ACI specs, each bar to be aligned under edges of foundation. Rebar is to be located one-third up in the forms and is to be supported on chairs or wire-tied to the forms. Overlaps are to be a minimum of 24" and tied on both ends.

CALL FOR INSPECTION BEFORE ORDERING CONCRETE OR FILLING POST HOLES!

Perimeter drainage is to be installed as shown in the drawing to the right. If there is a problem with water or mud there are alternatives, please call. If a sump pump is used; a similar drainage system is required on the inside. If a walk-out basement is anticipated, the foundation in that area must be below the frostline and insulated.



COPIES OF ALL CONCRETE LOAD TICKETS THAT CERTIFY THE COMPRESSIVE STRENGTH OF CONCRETE MUST BE SUBMITTED TO THE CODES OFFICE.

- 2) **FOUNDATION:** Foundation wall including sill plate, anchor bolts (10" in length, 6' on center and 12 inches from the end of any section of sill plate), waterproofing, drainage tile and exterior insulation **BEFORE BACKFILLING.**
- 3) **FRAMING:** Vertical and horizontal members, sub-flooring and wall and roof sheathing. Interior members after electrical and plumbing rough-ins and **BEFORE INSULATING OR ENCLOSING.**
- 4) **MECHANICALS, CHIMNEYS & FIREPLACES:** To be inspected **BEFORE ENCLOSING.** Must be approved before insulation or gypsum is applied. All heating devices are to comply with Manufacturer's specs.
- 5) **ELECTRICAL:** Rough-in electrical inspection is required **PRIOR TO INSULATION OR DRYWALL.** The inspection approval from the applicable, approved inspection agency must be provided before insulation is started.
- 6) **PLUMBING:** Rough-in plumbing inspection is required **PRIOR TO INSULATION OR DRYWALL.** The inspection approval from the **ONONDAGA COUNTY HEALTH DEPARTMENT** must be provided before insulation is started.
- 7) **FIRE-BLOCKING:** Vertical and horizontal fireblocking after mechanical, electrical and plumbing rough-ins.
- 8) **INSULATION:** Batting insulation must be inspected **PRIOR TO INSTALLING GYPSUM.** If insulation is blown into attic or wall areas, venter certification is required. **INSULATION OF BASEMENT:** Joist cavities downward to 48" below grade are to be insulated with minimum R-11; inside or outside. Fire-rated material covering is required inside.
- 9) **FIRE SEPARATION:** Fire separations for attached garages are to be as follows:
5/8" type X gypsum wallboard on **garage side** of the partition between the garage and the house and 5/8" or 1/2" type X gypsum on the **house side.** Complete coverage to underside of roof deck or entire garage ceiling coverage is required. Fasteners are to be 12 inches on center along framing members and countersunk 1/32". Where a room exists above the garage all load bearing garage walls are to be covered with 5/8" type X gypsum wallboard and the fasteners on the ceiling are to be 6 inches on center. **WALLBOARD MUST BE INSPECTED BEFORE FASTENERS ARE CONCEALED.**
- 10) **FINAL BUILDING INSPECTION:** Must be performed prior to occupancy or use.*
FINAL ELECTRICAL & PLUMBING INSPECTIONS: Should be scheduled prior to final building inspection.
CERTIFICATE OF OCCUPANCY: Must be obtained **BEFORE OCCUPANCY OR USE TAKES PLACE.**
AS-BUILT SURVEY: An as-built survey (structure location plotted on final survey by a N. Y. S. licensed surveyor) is required for all new homes and projects involving variances and may be required for other projects.

**** CALL AT LEAST TWO DAYS AHEAD TO SCHEDULE INSPECTIONS ****

(This is a general inspection schedule and may not include all of the required inspections that pertain to your individual project.)

*If the applicable certificate is not obtained prior to occupancy or use, legal action will be taken as outlined in the Town of Marcellus Zoning Ordinance. Failure to have a required inspection certified by the Code Enforcement Officer will negate the issuance of a certificate.

FAILURE TO COMPLY WITH THIS INSPECTION SCHEDULE CAN RESULT IN THE ISSUANCE OF A STOP WORK ORDER, FINES AND IMPRISONMENT NOT TO EXCEED ONE YEAR.