

TOWN of SEWARD
795 Lowe Road, Ste. 1
Cobleskill, NY 12043

(* As revised Jan 2, 2024 – Town of Seward, Town Board)

Building Permits and Related Fees for Systems, Components and Installations:

A. PERMITS REQUIRED FOR CONSTRUCTION:

- 1) All new construction of buildings and structures.
- 2) Alterations to existing buildings and structures
- 3) Additions to existing buildings and structures including decks and porches.
- 4) Conversions of existing buildings and structures.
- 5) Installation of mobile and/or modular homes.
- 6) Installation of any chimney, flue or gas vent, in any building or structure.
- 7) Any installation of a solid fuel-burning device.
- 8) All heating equipment installation, using combustible liquid or gasses.
- 9) Installing or removing bulk storage tanks, above and below ground except above ground tanks 660 gallons or less, used for the storage of heating oil for single family dwellings or fuel for agriculture.
- 10) Demolition of existing structures.
- 11) All fire safety equipment and systems.
- 12) Extension of electrical systems or a single circuit or the replacement of existing electrical services. (Contact the Code Enforcement Officer prior to starting the electrical project.)

These permits will be the sole responsibility of the property owner. All permits issued are to remain the property of the property owner and may be suspended or revoked by the Code Enforcement Officer by procedure as outlined in the Local Law.

Heating system permits have a SEVEN (7) day grace period for emergency work. A permit must be filed with the Code Enforcement Officer within seven working days of the date of installation, and a final inspection must be requested and approved.

B. FEES FOR IMPLEMENTATION OF THE CONSTRUCTION CODE
(not including electrical underwriters inspections)

Fees for building permits will be based on the local construction factor on a per square foot bases which may be adjusted by this office from time to time as costs change. The base square foot factor for stick built construction is \$80.00 per square foot. The base square foot factor for modular construction is \$65.00 per square foot. Type of construction and type of occupancy may affect the calculation of the value of any one project due to factors involved.

Fees for building permits for residential garages and out buildings will be based on the local construction factor on a per foot bases, which may be adjusted by this office from time to time as costs change. The base square foot factor is \$30.00. The type of construction and type of occupancy may effect the calculation of the value of any one project due to factors involved.

All other installations of systems and/or components to systems are listed under special requirements for permits and are to be part of this fee schedule.

All permit fees to be determined by the building inspector.

Up to \$2,000	\$50.00
\$2001 to \$25,000.....	\$50.00 for first \$2,000 plus \$4.00 for each additional \$1,000 or fraction thereof.
\$25,001 to \$50,000.....	\$142.00 for first \$25,000 plus \$3.50 for each additional \$1,000 or fraction thereof.
\$50,001 to \$100,000.....	\$229.50 for first \$50,000 plus \$3.00 for each additional \$1,000 or fraction thereof.
\$100,001 to \$500,000.....	\$379.50 for first \$100,000 plus \$2.50 for each additional \$1,000 or fraction thereof.
\$500,001 to \$1,000,000.....	\$1,179.50 for first \$500,000 plus \$2.00 for each additional \$1,000 or fraction thereof.
\$1,000,001 to \$2,000,000.....	\$2,179.50 for first \$1,000,000 plus \$1.50 for each additional \$1,000 or fraction thereof.
\$2,000,001 to \$5,000,000.....	\$5,179.50 for first \$2,000,000 plus \$1.50 for each additional \$1,000 or fraction thereof.
Excess of \$5,000,000.....	\$9,761.50 for \$5,000,000 plus \$2.00 for each additional \$1,000 or fraction thereof.

FOR COMMERCIAL OR INDUSTRIAL CONSTRUCTION – 2 TIMES (2x's) AFOREMENTIONED FEES

C. SPECIAL PERMIT REQUIREMENTS FOR INSTALLTIONS AND SYSTEMS REPLACEMENTS

1) **Manufactured homes** (Mobile Homes)

This is to include all existing mobile homes, which are being replaced, or relocated, whether on private property or in a mobile home park. (Approved slab and/or stabilizing devices and anchoring equipment required.) All relocated and/or used units shall be HUD approved with seal attached to unit, and be subject to a fire and safety inspection prior to occupancy or use, any requirements of the National Electric Code and any other requirements of any laws, ordinances, rules or regulations as promulgated by the State of New York, the County of Schoharie or the Town of Seward pertaining to the use and installation of mobile homes.

Single wide manufactured homes.....	\$150.00 flat fee
Double wide manufactured homes.....	\$45.00 per square foot

2) **Heating Equipment:** Installation of and/or the replacement of an existing heating system or equipment as specific including but not limited to:

- a) Installation of chimneys flues, gas vents, solid fuel burning devices, including fireplaces and wood stoves, including pellet stoves. A Certificate of Compliance will be issued upon inspection and acceptance.

Permit Fee.....\$65.00

- b) Replacement of furnaces, boilers, and all heating equipment using combustible liquid or gasses. A Certificate of Compliance will be issued upon inspection and acceptance.

Permit Fee.....\$65.00

Power flues or vents are not to be installed on any new or replacement combustible liquid burning furnaces, boilers, or any other heating device, without an approved chimney or flue as defined by 9 NYCRR and National Fire Prevention Association guidelines for the installation of chimneys, flues and vents.

3) **Swimming Pools and Enclosures:** All pools and fencing enclosures shall conform with 9 NYCRR part 270 Swimming Pool Enclosures.

- a) Above ground pools, with or without decks; and/or out building 100 sq. ft or less. All pools deeper than 24 inches and less than 48 inches to grade at any point require an enclosure or fence. Enclosure or fencing diagram and specification list must be submitted with building permit application

Permit Fee.....\$75.00

- b) * SEASONAL, inflatable pools (pools that are taken down or deflatable). All pools deeper than 24 inches and less than 48 inches to grade at any point require an enclosure or fence. Enclosure or fencing diagram and specification list must be submitted with building permit application

Seasonal Permit Fee.....\$20.00
(All seasonal permits expire December 31 of the year issued)

- c) In-ground pools 24 inches or deeper, with or without decks and/or out-building 100 sq ft or less and with required enclosure or fence. Enclosure or fencing diagram and specification list must be submitted with building permit application.

Permit Fee.....\$150.00

4) **Fire and Safety Protection Equipment:**

- a) Sprinkler systems, standpipe systems, extinguishing agent systems other than water, smoke and heat detection (for other than single residential device for one and two family dwellings) New York Department of State license required.

Permit Fee.....\$175.00

5) Demolition Permit:

a) All demolition projects – Special conditions and requirements may be in effect. All demolition permits and renewals expire 30 days after the date of issuance. Permits may be renewed only one time upon the payment of the permit renewal fee. Permit renewal fee is to be the same as the original permit fee.

Permit Fee: Total Cost of Demolition times costs contained in fee Schedule part B.

6) Certificates of Occupancy or Certificate of Compliance:

a) All Certificates issued pursuant to Local Law, either full or temporary and subject to conditions as outlined by Local Law.

Residential and residential garages.....\$25.00

All Commercial (Each Structure).....\$250.00

All Industrial and Institutional (Each Structure).....\$500.00

7) All Farm Structures as described in:

Amendment to: Appendix “C” – Definitions/Section II, Farm Structures/Use

Flat fee.....\$50.00

Renewal of Permits:

Permit is good for one year from date of issue. Permit is renewable at 50% of original cost if renewed within 30 days from expiration date. If permit is not renewed within 30 days, cost for renewal will be full cost of permit. All work for the project that permit is issued for must be completed within 4 years from the original date of issue.

DEFINITIONS USED FOR TERMS ON PAGE 1

- 1) Additions:** Extensions or increase in area, height or the equipment of a building.
- 2) Alterations:** Any change, re-arrangement or addition to a building other than, repairs; any modification in construction of the building or the equipment therein.
- 3) Conversion:** Change of use or occupancy of any structure.
- 4) Repairs:** Replacement or renewal, excluding additions of any part of a building, structure, device or equipment with like or similar materials or parts for the purpose or maintenance, preservation or restoration of such building, structure, device or equipment.

SUBDIVISION FEES – effective 11/14/2006

\$50.00 per lot

SPECIAL USE PERMIT FEES – effective 01/01/2012

- a) \$25.00 initial permit
- b) \$5.00 special use permit renewal fee

FLOOD ZONE PERMIT FEES – effective 01/09/2012

- a) \$150.00 for residential
- b) \$450.00 for commercial

MORTGAGE RESEARCH FEE FOR PROPERTY SALE – effective 01/01/2018

\$150.00 per request

**Make Checks or Money Orders Payable to:
Town Clerk, Town of Seward**