

TOWN OF GARDINER

P.O. Box 1 Town Hall
Gardiner, NY 12525



Building Inspector
Henry M. Vance, III
Tele. 845 255-9675
Fax. 845 255-9146

To Properly Process Your Application Please Fill Out The Building Permit Form In Its Entirely And Submit All Applicable Forms

Please Submit The Following As Applicable:

- Building Permit Application (Required For **All** Permits)
- Proof Of Ownership (Copy Of Deed)
- Plot Plan (Required For **All** Permits)
 - Survey Map Showing Property Lines, Roads, (*Please Indicate If Town, County, or State*) And All Existing And Proposed Structures. Setback Distances For The Proposed Structure, Or Alteration/ Renovation Also Required. (Or)
 - A Copy Of The Tax Map Showing All Of The Above.
- Two Sets Of Plans Or Sketches Showing Proposed Work (Required For **All** Permits)
 - Must Be Stamped By A NYS Licensed Architect Or Engineer If The Estimated Cost Of The Proposed Work **Exceeds \$20,000 or 1,500 square feet Or** If Requested By The Building Inspector.
- Ulster County Septic Approval (Required For New Houses, Additions Of Bedrooms, And/Or Applications Of Increased Water Usage)
- Driveway Permit (Required If New Driveway or upon request of Highway Superintendent)
 - Must Be Obtained From The Appropriate Agency (Town, County, Or State)
- Insurance Certificate (Required As Follows)
 - **Contractors** - Workmen's Compensation (**obtain from carrier only**) & General Liability Insurance, Homeowners - As Requested By The Building Inspector. If single contractor and no employees – must have statement from Workmen's Compensation Board (**Form C-105.21**)
- Sub-Contractors Listing (If Used)
- Any Other Information As Requested By The Building Inspector

Date _____

Application For Building Permit

Building Permit No. _____

Approved _____

Town Of Gardiner

Application Date _____

Disapproved _____

Do Not Write Above This Line

Permit Fee _____

Section _____ Block _____ Lot _____ Location of Premises - Street or Road _____

Subdivision Name (if applicable) _____ Lot No _____

Zone District _____ Frontage _____ Depth _____ Rear _____ Acres or Square Feet _____

Owner _____ Builder _____

Address _____ Address _____

City _____ State _____ City _____ State _____

Telephone _____ Telephone _____

Dimension of Building

Type Of Bldg: Residential Commercial Other

Circle one (single family) (two family)

If Other Explain: _____

Type Of Construction: Stick Built Panelized Modular

Nature Of Work: New Addition Renovation

Demolition Other _____

Width _____ Depth _____ Height _____ Stories _____

Square Feet _____

No. of Rooms _____

No. of Bedrooms _____

No. of Baths _____

No. of Kitchens _____

Estimated Cost \$ _____

Compensation Insurance Carrier _____ No. of Policy _____ Expiration _____

File proper application with an electrical fire underwriter. Applications available at the Town Hall

Submit with this application all applicable information as described in the following: Plot plan diagram, two sets of NYS Architect or Engineer approved plans, Ulster County Septic Approval, driveway permit, insurance certificate, and any other information required by the laws of the Town of Gardiner.

The work covered by this application may not commence before the issuance of a Building Permit. Upon completion and approval of this application, the Building Inspector will issue a Building Permit to the applicant together with the approved duplicate set of plans. Said permit shall be posted and approved plans shall be kept on the premises available for inspection throughout the progress of construction. **No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy or Certificate of Compliance has been granted by the Building Inspector.**

Application is hereby made to the Building Department for the issuance of a Building Permit pursuant to the New York State Uniform Fire Prevention and Building Code for the construction of buildings, additions or alterations, or the removal or demolition, as hereby described. The applicant agrees to comply with all applicable laws, ordinance and regulations.

I, (print name) _____ the applicant do hereby certify that the above statements are true to my knowledge and belief and that any septic installation shall conform to the requirements of the parties having jurisdiction.

Date _____ Signature of Applicant _____

Address _____

Total Square Footage _____

X Fee for Sq. Ft. _____

Sub Total _____

Application Fee _____

Total Due _____

Permit Expires In 12 Months

Work Must Start Within 180 Days

Final Inspection Must Be Scheduled After Completion of Job

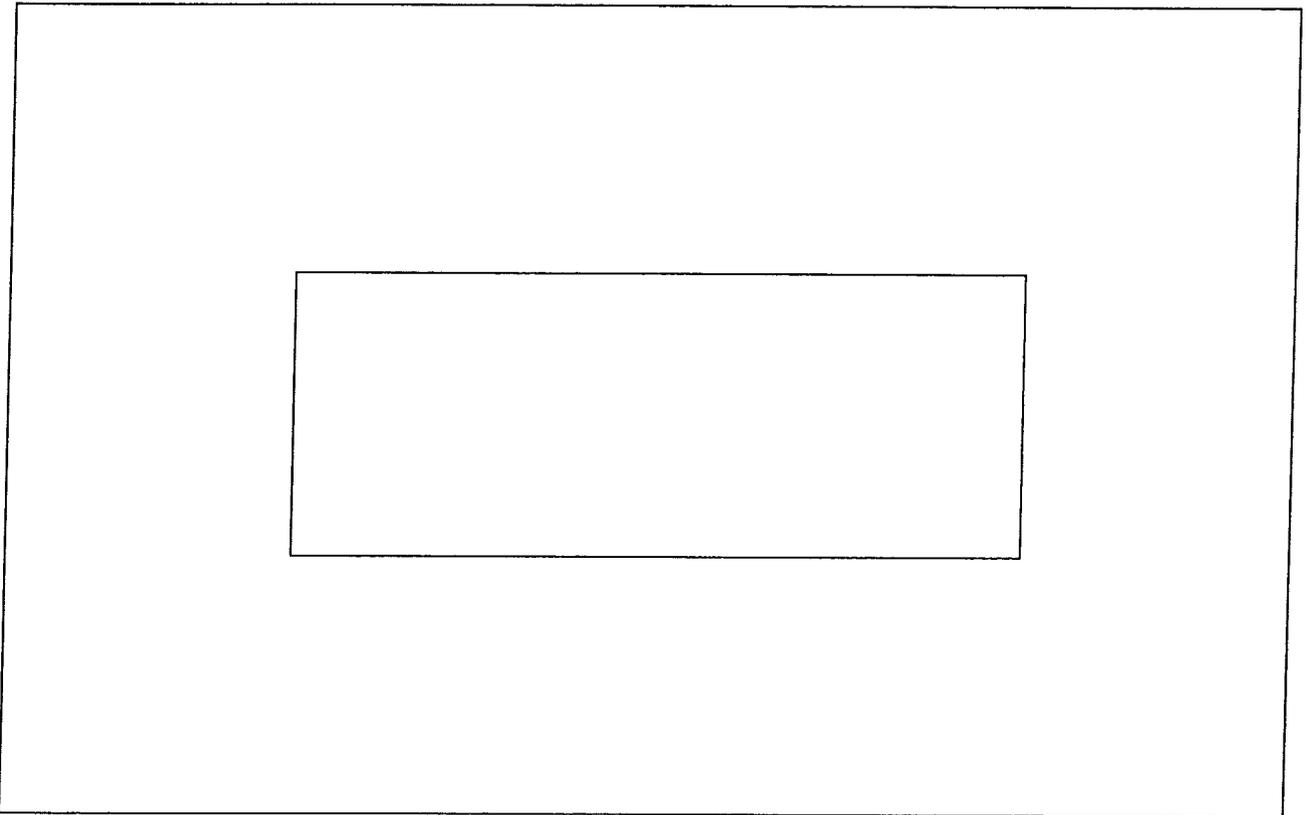
TOWN OF GARDINER PLOT PLAN

BUILDING PERMIT # _____ DATE _____

NAME: _____ LOCATION _____

TYPE _____ SBL#: _____

THE SMALLER SQUARE IN THE MIDDLE OF THE PLOT PLAN REPRESENTS THE HOUSE. PLEASE INDICATE WHERE THE SETBACKS ARE FOR THE HOUSE. IF THIS IS A PLAN FOR A POOL, ADDITION, BARN, SHED, DECK, ETC. PLEASE SHOW WHERE IT IS TO BE CONSTRUCTED IN REFERENCE TO THE HOUSE.



INDICATE LOCATION OF WELL AND SEPTIC TANK. IF APPLICABLE, INCLUDE THE DISTANCE BETWEEN THE WELL AND FIRST WATER OUTLET FROM SEPTIC SYSTEM

SIGNATURE _____ DATE _____

GARDINER BUILDING DEPARTMENT

SUB CONTRACTORS LIST

PROPERTY OWNER'S NAMES: _____

PROPERTY LOCATION: _____

SBL#: _____

BUILDING PERMIT#: _____

CERTIFICATE OF INS.

YES

NO

EXCAVATOR: _____

MASON: _____

FRAMER: _____

PLUMBER: _____

ELECTRICIAN: _____

WELL CONTRACTOR: _____

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.

Part III — Building Planning and Construction

CHAPTER 3

BUILDING PLANNING

SECTION R301 DESIGN CRITERIA

R301.1 Design. Buildings and structures, and all parts thereof, shall be constructed to safely support all loads, including dead loads, live loads, roof loads, flood loads, snow loads, wind loads and seismic loads as prescribed by this code. The construction of buildings and structures shall result in a system that provides a complete load path capable of transferring all loads from their point of origin through the load-resisting elements to the foundation.

R301.1.1 Alternative provisions. As an alternative to the requirements in Section R301.1 the following standards are permitted subject to the limitations of this code and the limitations therein. Where engineered design is used in conjunction with these standards the design shall comply with the *Building Code of New York State*.

1. American Forest and Paper Association (AF&PA) *Wood Frame Construction Manual* (WFCM).
2. American Iron and Steel Institute (AISI), *Standard for Cold-Formed Steel Framing—Prescriptive Method for One- and Two-family Dwellings* (COFS/PM).

R301.1.2 Construction systems. The requirements of this code are based on platform and balloon-frame construction for light-frame buildings. The requirements for concrete and masonry buildings are based on a balloon framing system. Other framing systems must have equivalent detailing to ensure force transfer, continuity and compatible deformations.

R301.1.3 Engineered design. When a building of otherwise conventional construction contains structural elements exceeding the limits of Section R301 or otherwise, not conforming to this code, these elements shall be designed in accordance with accepted engineering practice. The extent of such design need only demonstrate compliance of nonconventional elements with other applicable provisions and shall be compatible with the performance of the conventional framed system. Engineered design in accordance with the *Building Code of New York State* is permitted for all buildings and structures, and parts thereof, included in the scope of this code.

[B] **R301.2 Climatic and geographic design criteria.** Buildings shall be constructed in accordance with the provisions of this code as limited by the provisions of this section. Additional criteria shall be established by the local jurisdiction and set forth in Table R301.2(1).

R301.2.1 Wind limitations. Buildings and portions thereof shall be limited by wind speed, as defined in Table

R301.2(1), and construction methods in accordance with this code. Basic wind speeds shall be determined from Figure R301.2(4). Where different construction methods and structural materials are used for various portions of a building, the applicable requirements of this section for each portion shall apply. Where loads for windows, skylights and exterior doors are not otherwise specified, the loads listed in Table R301.2(2) adjusted for height and exposure per Table R301.2(3), shall be used to determine design load performance requirements for windows and doors.

R301.2.1.1 Design criteria. Construction in regions where the basic wind speeds from Figure R301.2(4) equal or exceed 110 miles per hour (177.1 km/h) shall be designed in accordance with one of the following:

1. American Forest and Paper Association (AF&PA) *Wood Frame Construction Manual for One- and Two-Family Dwellings* (WFCM); or
2. *Southern Building Code Congress International Standard for Hurricane Resistant Residential Construction* (SSTD 10); or
3. *Minimum Design Loads for Buildings and Other Structures* (ASCE-7); or
4. American Iron and Steel Institute (AISI), *Standard for Cold-Formed Steel Framing—Prescriptive Method for One- and Two-family Dwellings* (COFS/PM).
5. Concrete construction shall be designed in accordance with the provisions of this code.

R301.2.1.2 Internal pressure. Windows in buildings located in windborne debris regions shall have glazed openings protected from windborne debris or the building shall be designed as a partially enclosed building in accordance with the *Building Code of New York State*. Glazed opening protection for windborne debris shall meet the requirements of the Large Missile Test of ASTM E 1996 and of ASTM E 1886 referenced therein.

Exception: Wood structural panels with a minimum thickness of $\frac{7}{16}$ inch (11.1 mm) and a maximum span of 8 feet (2438 mm) shall be permitted for opening protection in one- and two-story buildings. Panels shall be precut to cover the glazed openings with attachment hardware provided. Attachments shall be provided in accordance with Table R301.2.1.2 or shall be designed to resist the components and cladding loads determined in accordance with the provisions of the *Building Code of New York State*.

TABLE R301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOWLOAD ^a	WIND SPEED ^a (mph)	SEISMIC DESIGN CATEGORY ^a	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP ^f	ICE SHIELD UNDER-LAYMENT REQUIRED ⁱ	FLOOD HAZARDS ^h	AIR FREEZING INDEX ^j
			Weathering ^a	Frost line depth ^b	Termite ^c	Decay ^d				
55	80	C	Severe	48"	M+H	Stom	6	yes	7/16/97	Yes

For SI: 1 pound per square foot = 0.0479 kN/m², 1 mile per hour = 1.609 km/h.

- a. Weathering may require a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code. The weathering column shall be filled in with the weathering index (i.e., "negligible," "moderate" or "severe") for concrete as determined from the Weathering Probability Map [Figure R301.2(3)]. The grade of masonry units shall be determined from ASTM C 34, C 55, C 62, C 73, C 90, C 129, C 145, C 216 or C 652.
- b. The jurisdiction shall fill in the frost line depth column with the minimum depth of footing below finish grade.
- c. The jurisdiction shall fill in this part of the table with "very heavy," "moderate to heavy," "slight to moderate," or "none to slight" in accordance with Figure R301.2(6) depending on whether there has been a history of local damage.
- d. The jurisdiction shall fill in this part of the table with "moderate to severe," "slight to moderate," or "none to slight" in accordance with Figure R301.2(7) depending on whether there has been a history of local damage.
- e. The jurisdiction shall fill in this part of the table with the wind speed from the basic wind speed map [Figure R301.2(4)]. Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.
- f. The jurisdiction shall fill in this part of the table with the "Winter Design Dry-Bulb Temperature" determined from Table N1101.2.
- g. The jurisdiction shall fill in this part of the table with the Seismic Design Category determined from Section R301.2.2.1.
- h. The jurisdiction shall fill in this part of the table with (a) the date of the jurisdiction's entry into the National Flood Insurance Program (date of adoption of the first code or ordinance for management of flood hazard areas), (b) the date(s) of the currently effective FIRM and FBFM, or other flood hazard map adopted by the community, as may be amended.
- i. In accordance with Sections R905.2.7.1, R905.4.3, R905.5.3, R905.6.3, R905.7.3 and R905.8.3, for areas where the average daily temperature in January is 25°F (-4°C) or less, or where there has been a history of local damage from the effects of ice damming, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall fill in this part of the table with "NO."
- j. The jurisdiction shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Table R403.3(1).
- k. The ground snow loads to be used in determining the design snow loads for roofs are given in Figure R301.2(5) for sites at elevations up to 1000 feet. Sites at elevations above 1000 feet shall have their ground snow load increased from the mapped value by 2 psf for every 100 feet above 1000 feet.



DAVID A. PATERSON
GOVERNOR

STATE OF NEW YORK
WORKERS' COMPENSATION BOARD
20 PARK STREET
ALBANY, NY 12241
(518) 408-0469



ZACHARY S. WEISS
CHAIR

October 27, 2008

Dear Government Official:

Workers' compensation law (WCL) requires the heads of all municipal and state entities to ensure that businesses applying for permits, licenses, or contracts have appropriate workers' compensation and disability benefits insurance coverage. This requirement applies to both original issuances and renewals, whether the governmental agency is having the work done or is simply issuing the permit, license or contract.

An instruction manual that will further clarify the requirements, including instructions for a new CE-200 exemption form that becomes effective on Dec. 1, 2008, is available to download at the Workers' Compensation Board's website, www.wcb.state.ny.us. Once you are on the website, click on *Employers/Businesses*, then *Business Permits/Licenses/Contracts*; from there, click on *Instruction Manual for Businesses Obtaining Permits/Licenses/Contracts*.

Government officials without access to the web may call (518) 486-6307 to have a copy of this instruction manual mailed to them. I encourage you to obtain one for your records.

Also included in the instruction manual is a copy of General Municipal Law Section 125 that requires all applicants to provide proof of workers' compensation compliance when applying for a Building Permit.

Ensuring that businesses receiving permits, licenses or contracts from municipal and state agencies comply with the WCL protects both injured workers and employers. In addition, such oversight helps to level the playing field, by strictly enforcing the requirement that all businesses maintain mandatory insurance coverage. Municipal and state agency cooperation is a critical component of encouraging business compliance.

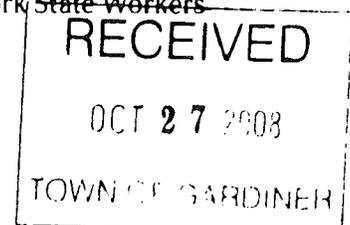
Please note that ACORD forms are NOT acceptable proof of New York State workers' compensation or disability benefits insurance coverage.

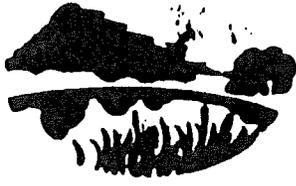
Form WC/DB-100 Will Be Retired

Form WC/DB-100, currently used to demonstrate exemption from workers' compensation and/or disability benefits insurance, will be retired on Dec. 1, 2008. Accordingly, a WC/DB-100 stamped prior to Dec. 1, 2008 cannot be used as proof of exemption for new or renewed permits, licenses or contracts issued by government agencies after that date. Instead, Form CE-200, which replaces Form WC/DB-100, must be used for applicants seeking exemptions starting on Dec. 1, 2008.

New Form CE-200

Form CE-200 reflects a new process for granting exemptions from workers' compensation and disability benefits insurance coverage requirements. Historically, the WC/DB-100 exemption forms were valid for multiple permits, licenses or contracts where the applicant applied, had to be notarized, and had to be stamped by the New York State Workers' Compensation Board.





TOWN OF GARDINER

P.O. Box 1 Town Hall
Gardiner, NY 12525



Henry M. Vance, III
Building Inspector
& Code Enforcement
Officer
Tel. 845-255-9675
Fax. 845-255-9146

January 7, 2009

Dear Building Permit Applicant:

Re: New Building Codes for New York State, which became effective January 1, 2003, new Energy Code went into effect on July 3, 2002. Effective December 1, 2008, the New York State Workers Compensation Board has issued NEW mandates for insurance by applicants applying for Building Permits.

ALL Building Permit Applications submitted after January 1, 2003, must comply with either the Building Code of New York or the Residential Code of New York State and **ALL** Building Permit Applications submitted after January 1, 2009, must have applicable insurance.

The Residential Code of New York State applies to construction, alteration, repair, equipment, use and occupancy, location, removal and demolitions of most one and two family homes including mobile homes constructed prior to June 15, 1976 and to townhouses not more than two stories in height and to accessory structures to the above buildings.

To assist you with compliance with the new requirements, attached is data specific to the each new requirement.

Sincerely,

Henry M. Vance, III
Building Inspector and
Code Enforcement Officer

HMV/jet
Attachment