

Village of Richmondville

Building Permits and Related Fees for Systems, Components, 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 manufactured (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. Septic system replacement, either full or any portion thereof, to existing systems.
9. All heating equipment installation using combustible liquid or gases.
10. Installing or removing bulk storage tanks, above or below ground, except above ground tanks 600 gallons or less used for the storage of heating oil for single family dwellings or fuel for agriculture.
11. Demolition of existing structures.
12. All fire safety equipment and systems.
13. Extension of electrical systems or a single circuit.
14. Replacement of well equipment and wiring.

These permits will be the sole responsibility of the property owner or the general contractor. 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 local law.

Heating and septic permits have a five (5) day grace period for emergency work. A permit must be filed at the Code Office within five 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)

Fees for building permits for buildings will be based on the local construction factor on a per square foot basis which may be adjusted by this office from time to time as costs change. The base square foot factor is \$75.00 The type of construction and the 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 a part of this fee schedule. All permit fees to be determined by the building inspector.

Table with 2 columns: Fee description and Amount. Row 1: Up to \$1,000\$75. Row 2: \$1,001 and up.....\$75 for the first \$1,000 plus \$5 for each additional \$1,000 or fraction thereof

C. Special Permit Requirements for Installations and Systems Replacements

- 1. Manufactured, Mobile, and Modular Homes (new and used 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 Electrical 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 local municipality, pertaining to the use and installation of mobile homes.
a. Single wide mobile home (new) \$150

- b. Single wide mobile home (used), includes all required inspections listed above \$150
- c. Double wide mobile homes are computed at \$200
- d. Modular units are computed at \$250
- e. Garage- Attached at \$150
- f. Garage- Unattached at \$100

2. Septic Systems

- a. Installation of new systems at new construction sites: All new septic systems are required to be approved by the Schoharie County Health Department. No additional permits or fees required for septic installations of this type. A letter of certification by the Health Department is required for the issuance of a full Certificate of Occupancy.
- b. Installation of new systems to replace existing systems: All new septic systems that are to replace an existing system may be required by the Code Enforcement Officer to be designed and certified by either a New York State licensed professional engineer or a registered architect. A permit is required from the local municipality and a certificate of compliance will be issued upon inspection and acceptance by the Code Enforcement Officer.

Permit fee.....\$100

- c. Replacement of separate components of a septic system: Any septic system that requires only the replacement of any single component of the system – septic tank or distribution box or leaching field or any connective piping – requires a permit and inspection by the Code Enforcement Officer. A certificate of compliance will be issued upon inspection and acceptance. (not applicable in Village of Richmondville sewer system)

Permit fee.....\$75

The pumping and flushing of the septic system does not require a permit.

3. Heating Equipment – Installation of and/or the replacement of an existing heating system or equipment as specified, including but not limited to:

- a. Installation of chimneys, flues, gas vents, solid fuel burning devices, including fireplaces, woodstoves, solar and/or geo-thermal, and pellet stoves. A certificate of compliance will be issued upon inspection and acceptance.

Permit fee.....\$100

- b. Replacement of furnaces, boilers, solar and/or geo-thermal, and all heating equipment using combustible liquid or gases. This includes electrical inspection. A certificate of compliance will be issued upon inspection and acceptance.

Permit fee.....\$100

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 19 NYCRR and National Fire Prevention Association guidelines for the installation of chimneys, flues, and vents.

4. Swimming Pools and Enclosures – All Pools and Fencing Enclosures shall conform to International Codes of New York.

- a. Above ground pools, with or without decks.

Permit fee.....\$75

- b. In-ground pools.

Permit fee.....	\$150
Electrical inspection fee is not included in the permit fee.	
5. Fire Safety and Protection Equipment	
a. Sprinkler systems, standpipe systems, extinguishing agent system other than water, smoke, and heat detection (for other than singer station residential device for one-and two-family dwellings. New York Department of State license required.	
Permit fee.....	\$175
6. Demolition Permit	
a. All demolition projects. Special conditions and requirements may be in effect. All demolition permits and renewals expire 30 days after 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.....	\$50
7. Uninhabitable Structures, including but not limited to radio towers, free standing chimneys, contractors' temporary structures, cooling towers, junk and or wrecking yards, tennis courts, etc.	
All conditions	\$150
8. Removal or installation of bulk storage tanks, both above ground or in-ground, used for the storage of flammable or combustible liquids or gases, other than above ground tanks less than 600 gallons and used for the storage of heating fuel.	
a. In ground tanks used for the storage of residential heating fuel.	
Permit fee.....	\$50
b. All other bulk storage tanks, both above ground or in-ground, greater than 600 gallons; fee per tank on the same site.	
Permit fee.....	\$100
All bulk storage facilities are permitted under fee schedule B.	
9. Replacement well equipment, including electrical inspection	
Permit fee.....	\$75
10. Certificates of Occupancy or Certificates of Compliance	
a. All certificates issued pursuant to local law, either full or temporary, and subject to conditions as outlined by local law.	
Residences and residential garages and outbuildings	\$150
All commercial.....	\$150
All industrial and institutional	\$150
b. All additional inspections for the correction of non-conforming conditions	
Fee per inspection, payable to the village:	
Residential	\$35

Commercial/Industrial/Institutional	\$45
11. Search of records for banks, real estate agencies, etc.	\$10



12. Zoning

Packet for Zoning & Building (all applications)	\$10
Residential Zoning Permit.....	\$20
Commercial Zoning Permit	\$75
Special Use Permit or Variance.....	\$75
Floodplain Application.....	\$75
Fence Permit.....	\$50
Application to Amend Zoning Law	\$25
Telecommunications Facilities (Cell Towers)	\$1,500
Junk Yard Permits.....	\$50
Zoning Book.....	\$5
Home Occupation (home business)	\$75
Application for a Planned Development District	\$500
Minor Subdivision Application	\$50
Major Subdivision Application	\$200
Issuance of Certificate of Compliance	\$150
Residential Certificate of Occupancy	\$25
Commercial Certificate of Occupancy	\$50
Sign Permits.....	\$25
Decks.....	\$100

Unless otherwise stated in this schedule, or by a court action implemented pursuant to local law, failure to obtain any required permit or certificate prior to the commencement of the construction, installation, use, or occupancy of any building or structure, or of the equipment therein, shall be subject to a late fee (to be added to the original fee) of fifty percent (50%) of the original fee, or \$30, whichever is greater. Any and all costs associated with the required exposure or uncovering of work (for the purpose of inspection), and said work being performed prior to the issuance of any permits and/or certificates, shall be the responsibility of the owner.

Definitions for terms used on page 1.

ADDITIONS – Extension or increase in area, height, or the equipment of a building.

ALTERATION – Any change, rearrangement, or addition to a building other than repairs; any modification in construction of the building or the equipment therein.

CONVERSION – Change of use or occupancy of any structure.

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 of maintenance, preservation, or restoration of such building, structure, device, or equipment.

Village of Richmondville
Building Value Calculations

Application No. _____

Applicant's Name _____ Telephone _____

Mailing Address _____

911 Address (if different) _____

Exact Location of Project _____



1. If new construction, total floor area of construction, including cellars, basements, and garages, etc. _____ sq. ft.
2. If renovation, total area of space to be renovated: _____ sq. ft.
3. Type of construction factor
4. Type of occupancy factor

0.5 wood frame-seasonal (V)	_____
1.0 wood frame-year around (V)	_____
0.2 pole barn style (V)	_____
1.2 masonry exterior walls (IV)	_____
1.2 steel frame (Butler type) (II)	_____
1.5 steel skeleton (II)	_____
2.0 reinforced concrete, etc. (I)	_____
1.4 heavy timber (III)	_____

1.0 residential	_____
1.2 business	_____
1.0 mercantile	_____
0.6 industrial	_____
0.5 storage	_____
1.1 assembly	_____
1.3 institutional	_____
_____ miscellaneous	_____



Calculation:

_____ sq. ft.
 x \$ _____ (local const. cost/sq. ft.)
 = _____ base cost

base cost _____
 x _____ const. factor
 = _____ new base
 new base _____
 x _____ occupancy factor
 = _____ value of construction