

Applying for a building permit in the Town Of Keene?

NON-REFUNDABLE PERMIT APPLICATION FEE.....\$40.00

You may need to appear before the Town Of Keene Planning board with a completed application and all relevant documents if you plan on doing any of the following activities which are taken directly from the Site Plan Review Law booklet.

- Erect a fence that is greater than 4' in height
- Install a sign to advertise for a business or other entity
- Change the use of a property from residential to commercial
- Change an existing commercial use to a new/different commercial use.
- Construct a new building that is greater than 500 square feet
- Construct or add on to a building that is less than 500 square feet **BUT** will have new water facilities like a bathroom or kitchen.
- Undertake an excavation project that requires more than 500 yards of fill to be used
- Clearing of land area greater than two acres
- Subdivision of a piece of property
- Boundary line adjustment to a piece of property
- Install a new driveway that enters a Town, County, or State road.

Note: This is not a complete list of items the Planning Board has jurisdiction over. For a complete understanding of what is governed by the Planning Board please refer to the Town Of Keene Site Plan Review Law booklet which is available at the Town Hall and on the Town of Keene website in the "code enforcement" department.

The Planning Board recommends you come to them **BEFORE** you begin working on a project to make sure you will be in compliance with the site plan review law.

TOWN OF KEENE

BUILDING PERMIT INFORMATION

1. No person, firm or corporation shall commence the erection, construction, enlargement, alteration, removal, improvement, movement, demolition, conversion or change in the nature of occupancy of any building or structure; or install plumbing or heating equipment; or cause the same to be done, without first having applied for and obtained a permit from the Code Enforcement Official of the Town.

2. A permit shall NOT be required for:

- a. One story detached structures associated with one- or two-family dwellings or multiple single-family dwellings (townhouses) which are used for tool and storage sheds, playhouses or similar uses, provided the gross floor area does not exceed 144 square feet.**
- b. The installation of swings and other playground equipment associated with a one- or two-family dwelling or multiple single-family dwellings (townhouses).**
- c. The installation of a swimming pool associated with a one- or two-family dwelling or multiple single-family dwellings (townhouses) where such pools are designed for a water depth of less than 24 inches and are installed entirely above ground.**
- d. The installation of fences that are 4 feet and under, which are not part of an enclosure surrounding a swimming pool.**
- e. The construction of retaining walls unless such walls support a surcharge or impound Class I, II, IIIA liquids.**
- f. The construction of temporary motion picture, television and theater stage sets and scenery.**
- g. The installation of window awnings supported by an exterior wall of a one- or two-family dwelling or multiple single-family dwellings (townhouses).**
- h. The installation of partitions or movable cases less than 5'9" in height.**
- i. Painting, wallpapering, tiling, carpeting, or other similar finish work.**
- j. The installation of listed PORTABLE electrical, plumbing, heating, ventilation or cooling equipment or appliances.**
- k. The replacement of any equipment provided the replacement does not alter the equipment's listing or render it inconsistent with the equipment's original specifications.**
- l. Ordinary repairs, provided that such repairs DO NOT involve;**
 - a. the removal or cutting away of a load bearing wall, partition, or portion thereof, or of any structural beam or load bearing component.**
 - b. the removal or change of any required means of egress, or the rearrangement of parts of a structure in a manner which effects egress.**
 - c. the enlargement, alteration, replacement or relocation of any building system.**
 - d. the removal from service of all or part of a fire protection system for any period of time.**

However any construction or repair work not requiring a building permit must nevertheless be done in conformance with the New York State Uniform Fire Prevention and Building Code 19NYCRR, and any and all other state and local statutes.

BUILDING PERMIT INFORMATION (CONTINUED)

3. Amendments to the application or the plans and specifications accompanying the same may be filed at any time prior to the completion of the work, subject to the approval of the Code Enforcement Official.
4. A building permit shall be effective to authorize the commencing of work in accordance with the application, plans and specifications on which it is based, from the date of the permit issuance, for the period stated from the Fees Schedule for that type of work. For good cause, the Code Enforcement Official may allow a maximum of One (1) extensions for periods not exceeding twelve (12) months each to complete work on the project. All work shall conform to the approved application, plans and specifications. Work shall be substantially completed twelve (12) months after the start of the project.
5. The Code Enforcement Official may revoke a permit where he finds:
- a. There has been any false statement or misrepresentations made as to a material fact in the application, plans or specifications.
 - b. That the permit was issued in error and should not have been issued in accordance with the applicable law.
 - c. That the work is not being performed in accordance with the provisions of the applications, plans or specifications.
 - d. The person to whom a permit has been issued fails or refuses to comply with a Stop Work Order.
6. The Code Enforcement Official may issue a Stop Work Order whenever he has reasonable grounds to believe that such work is being performed in an unsafe and dangerous manner, or for any of the reasons stated in #5, or any other legally applicable reason.
7. The Code Enforcement Official and/or his agents may, upon the showing of proper credentials and in the discharge of his duties, enter the property, structure or premises for the purpose of inspection as provided in the Code or for the investigation of a complaint.
8. A **Certificate of Occupancy** is required upon completion of new home construction.
9. A **Certificate of Compliance** may be required depending upon the nature of the project. The Code Enforcement Official will make such a determination and may require certain tests in order to furnish said proof of compliance. All electrical work requires a third party inspection prior to issuance of certificate of compliance or occupancy.

10. Responsibility for obtaining a building permit, any required inspections and any necessary certificates upon completion shall be that of the owner of record.

**IF A PERMIT EXPIRES: NO WORK MAY COMMENCE, NO INSPECTIONS
WILL OCCURE, NO CERTIFICATE OF OCCUPANCY OR COMPLETION
WILL BE ISSUED UNTIL ALL RENEWAL CHARGES ARE PAID UP TO DATE!**

I have read and understand the Building Permit Information sheets, page 1 and page 2 and will abide.

X _____
Applicant's signature

TOWN OF KEENE

BUILDING PERMIT APPLICATION

Permit # _____

If you are building a new driveway or road the Highway Superintendent MUST sign off here before a permit can be issued: _____

(PLEASE PRINT OR TYPE ALL INFORMATION BELOW) Date Received: _____

Property Owner: _____ Email: _____

Mailing Address of Owner: _____

Owner Telephone Number: (day) _____ (evening) _____

Applicant, if other than the owner: _____

Applicant Telephone Number: (day) _____ (evening) _____

Tax Map Number: _____ Lot Size: _____

E-911 Address of Property: _____

Estimated Total Cost of Construction: \$ _____ Square Footage: _____

Estimated Cost of Structural, Plumbing, and Electrical work for Alt or Repairs: \$ _____

Setbacks from Foundation: Front yard _____ Side yard: _____ Rear yard: _____

Building is to be occupied as: ☐ One- or Two-Family Dwelling ☐ A-____ (Assembly 1-5)

☐ B (Business) ☐ E (Educational) ☐ F-____ (Factory/Industrial 1-2) ☐ H-____ (Hazardous 1-5)

☐ I-____ (Institutional 1-4) ☐ M (Mercantile) ☐ R-____ (Residential 1-4) ☐ S (Storage) ☐ U (Utility)

Is this a change in the primary use of an existing building? ☐ Yes ☐ No ☐ N/A

Type of Construction/ Description: **(CHECK ALL THAT APPLIES)**

Building

- ☐ New House / Building
- ☐ Apartment(s)
- ☐ Addition to Existing Building
- ☐ Alterations to Existing Building
- ☐ Enclosing a Porch
- ☐ Deck / Porch
- ☐ Detached Garage / Carport
- ☐ Mobile Home
- ☐ Manufactured Home
- ☐ Work Shop
- ☐ Storage Shed > 144 S.F.
- ☐ Masonry Chimney
- ☐ Manufactured Chimney
- ☐ Fuel Burning Device
- ☐ Swimming Pool => 24"
- ☐ Fence > 6' tall
- ☐ Relocate Existing Bld.
- ☐ New Septic System
(Must have stamped plans)
- ☐ Other _____

Construction

- ☐ Type I Non Combustible
- ☐ Type II Fire Resistive
- ☐ Type III Fire Resistive
- ☐ Type IV Heavy Timber
- ☐ Type V Combustible
- ☐ Other _____

Bedrooms

of _____

Exterior

- ☐ Clapboards
- ☐ Shingles
- ☐ Stucco
- ☐ Board & Batten
- ☐ Aluminum
- ☐ Vinyl
- ☐ Other _____

Roof

- ☐ Shingles
- ☐ Slate
- ☐ Tile
- ☐ Metal
- ☐ Membrane
- ☐ Built Up
- ☐ Other _____

Heating

- ☐ Oil Hot Water
- ☐ Hot Air / HVAC
- ☐ Other _____

Plumbing

Type _____
Baths _____
Toilets _____
Sinks _____

Basement

- ☐ Full
- ☐ Half
- ☐ Quarter
- ☐ Utility
- ☐ Laundry
- ☐ Recreation

Porches

Enclosed _____
Glassed _____
Open _____
Other _____

Fuel Type

- ☐ Propane / LP
- ☐ Fuel Oil
- ☐ Electric
- ☐ Other _____

- A. Is this site within a flood plain? ☐ Yes ☐ No
- B. Is the site in whole or in part a designated wetland? ☐ Yes ☐ No
- C. Is the site under APA jurisdiction? ☐ Yes ☐ No
- D. Is the site under local Planning Board jurisdiction? ☐ Yes ☐ No
- E. "X" all of the following that describe the provisions for water and sewer:

☐ Public Water System ☐ New Private Well ☐ Prior Existing Private Well

☐ Public Sewer System ☐ New Septic System ☐ Prior Existing Septic System

☐ Other (explain) _____

Worker's Compensation & Disability ☐ Policy # _____

or ☐ Exemption # _____

If applicable:

Architect or Engineer: _____

Address: _____ Phone: _____

General Contractor: _____

Address: _____ Phone: _____

Electrical Contractor: _____

Address: _____ Phone: _____

Plumbing Contractor: _____

Address: _____

CONTRACTORS MUST PROVIDE A CERTIFICATE OF INSURANCE NAMING THE TOWN OF KEENE AS A CERTIFICATE HOLDER. IF THE JOB DOES NOT REQUIRE A CONTRACTOR, THE AFFIDAVIT OF EXEMPTION ON PAGE 9 OF THIS APPLICATION MUST BE COMPLETED AND NOTARIZED.

Briefly describe what is to be done: _____

(Continue on back if you need to.)

PLANS AND SPECIFICATIONS MUST ACCOMPANY THIS APPLICATION:

For any permit not requiring stamped plans per State Education Law, Sections 7307 and 7209, please provide design plans for construction by either attaching to this application a copy of plan or sketching on the back of this page a detailed diagram with Worksheet.

Please include the name of street, correct distance from foundation to lot lines, including frontage (side and rear distances). Indicate where water supply and sewer lines are or will be located including distance apart, depth, etc. If construction is to be an addition to an existing building or an accessory building (garage, storage shed, etc.) indicate the size of current building and distance from foundation to lot lines or addition and/or accessory building.

Worksheet

(Use these sheets if you are not submitting regular plans for your project!)

Please fill in all areas that apply to this project

Footings

Width _____

Depth _____

Feet Below Grade _____

Reinforcement _____

Piers

Type _____

Size _____

Spacing _____

Feet Below Grade _____

Foundation

Type _____

Size _____

Height _____

Feet Below Grade _____

Type Waterproofing _____

Anchor Bolts _____

Insulation _____

Type _____

R-Value _____

Int. or Ext. _____

Slab

Type _____

Thickness _____

Vapor Barrier _____

Reinforcement _____

Doors

Exterior _____

Size _____

Type _____

Interior Size _____

First Floor System

Species _____

Joist Size _____

Span _____

Spacing _____

Sheathing _____

Bearing Beams

Species _____

Size _____

Span _____

Spacing _____

Columns

Size _____

Spacing _____

Ceiling Joist

Species _____

Span _____

Spacing _____

Windows

Header Size _____

R. O. Size _____

Type of Window _____

Glazing U-Factor _____

Worksheet

(Continued)

Wall Framing

Species _____

Size _____

Spacing _____

Height _____

Insulation _____

Type _____

R-Value _____

Chimneys

Type _____

No. of Flues _____

Int. or Ext. _____

Height Above Roof _____

Stairs

Stair Width _____

Tread Depth _____

Riser Height _____

Closed or Open Riser _____

Railing Height _____

Electric

Service Size _____

Smoke/CO Detectors _____

Number _____

Location _____

Roof System

Trusses _____

Snow Load _____

Design _____

Rafters _____

Species _____

Size _____

Span _____

Spacing _____

Ridge _____

Pitch _____

Sheathing _____

Covering _____

Insulation _____

Type _____

R-Value _____

Plumbing

Water Supply Pipes _____

Type _____

Size _____

Drain Pipes _____

Type _____

Size _____

Vent Pipes _____

Type _____

Size _____

Use the following space for any other information (ie., Decks, porches, etc.)

Use more pages if necessary.

Town of Keene
Building & Fire Codes Department
Town Hall, PO Box 89
Keene, NY, 12942

Note 1: Square footage is based on outside dimensions of the building at Each level and shall include habitable basement or occupied Basements and attached garages.

STAMPED PLANS REQUIRED FOR:

- a. 1 or 2 Family Residence 1500 square feet or over.
- b. All commercial buildings.
- c. All structural alterations/additions \$20,000 or over.

Where no stamped plans are required – detailed drawings and specifications will be required so the Code Enforcement Officer will be able to determine if the project meets or exceeds the applicable Uniform Building Codes of New York State and Local Laws of The Town of Keene.

Note 2: Permits and fees are required for septic, fuel burning devices and Chimneys.

Note 3: Fee rounded to nearest dollar.

APPLICANT CERTIFICATION:

As owner or authorized representative of the building, structure or land to which this permit applies, I agree to save the Town of Keene harmless from any and all damages, judgments, costs or expenses which said Town may incur or suffer by reason of the granting of this permit. I acknowledge that nothing contained herein, including the application and any approval herein granted for a project, shall be construed as an assertion of compliance with any requirements of the provisions of the Adirondack Park Agency Act, or the Department of Health, or the Department of Environmental Conservation, or the State of New York Rules and Regulations. The Town of Keene makes no representation pertaining to the applicant's compliance with any governmental laws, rules or regulations other than the building code of the Town of Keene and assumes no obligation for notification and coordination in connection therewith. The Town of Keene also makes no representation as to the existence of any other public right or the private rights of an individual or corporation with respect to a project.

•Signature of Owner

*** If the owner's signature is not present above, a signed authorization must accompany this application.***

Applicant, if different than owner:

I hereby certify that the information contained in this application is correct and that I am aware of the requirements of New York State Uniform Fire Protection and Building Code and the Building and Planning/Land Use codes of the Town of Keene.

•Signature of Applicant

**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 homeowners 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 the 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
- ☐ 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.