

TOWN OF CONSTANTIA DEMO PERMIT APPLICATION

DATE RECEIVED \_\_\_\_\_ RECEIVED BY \_\_\_\_\_ PERMIT NUMBER \_\_\_\_\_

This application must be completely filled in by ink or typewriter and submitted to the Town of Constantia Codes Office with required fees.

**THE WORK COVERED BY THIS APPLICATION MAY NOT BE COMMENCED BEFORE THE ISSUANCE OF A BUILDING PERMIT.**

Upon approval of the application, the Town of Constantia Code Enforcement Officer will issue a Permit to Demolish to the applicant together with approved, duplicate set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises available for inspection throughout the progress of the work.

**NOTE: If any item does not apply, write N/A (please do not leave it blank)**

(PROJECT LOCATION (Street Name & Address): \_\_\_\_\_

CURRENT USE OF PROPERTY: \_\_\_\_\_

PURPOSED USE OF PROPERTY/BUILDING: \_\_\_\_\_

Tax Map No. Section \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

**(Circle)** whether applicant is: OWNER, LESSEE, AGENT, ARCHITECT, ENGINEER, OR BUILDER

*Name and address of Applicant*

*Name and address of Landowner  
(If other than Applicant)*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

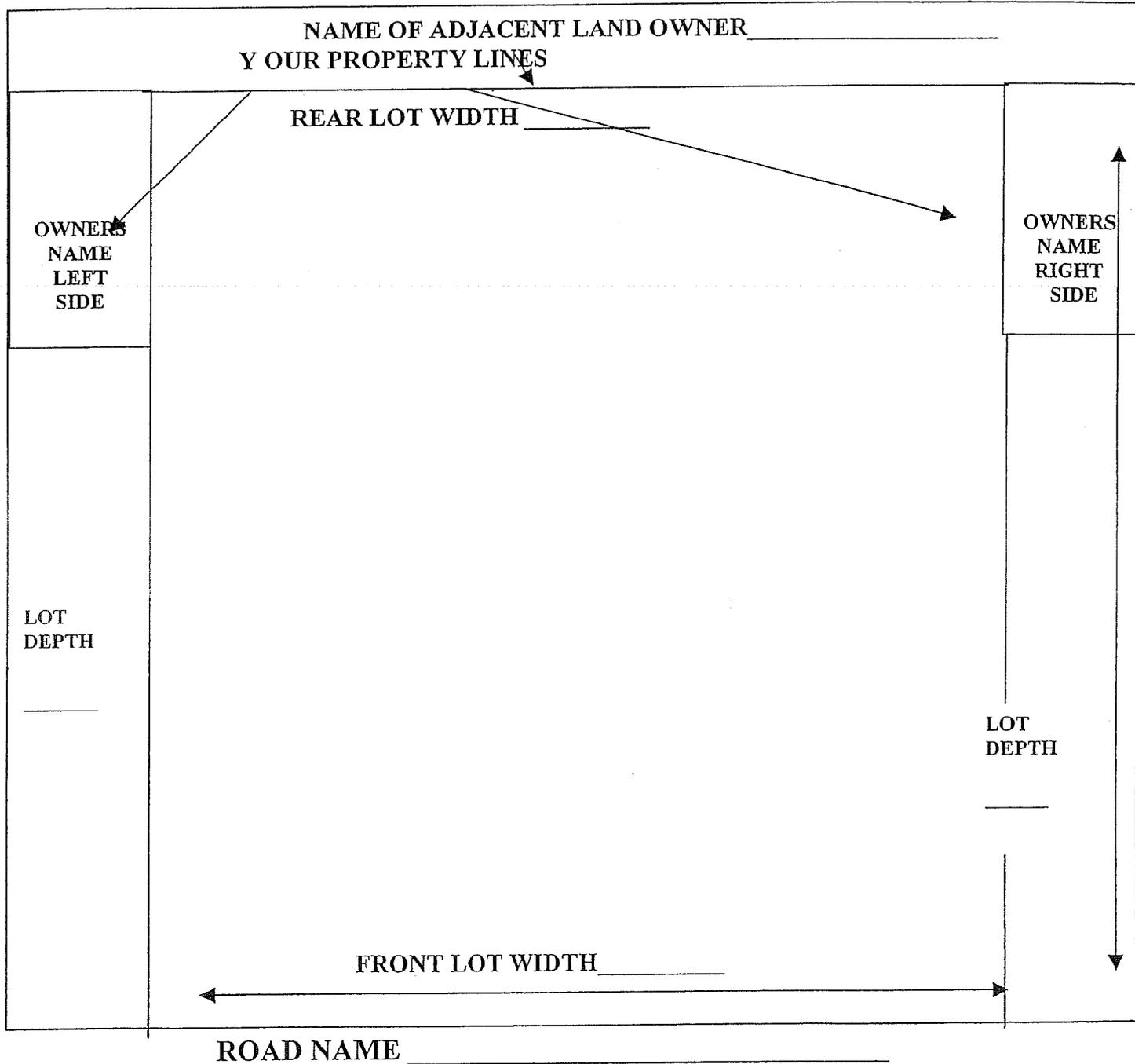
Phone No. \_\_\_\_\_ Phone No. \_\_\_\_\_

Total Estimated Cost of Demolition Project \$ \_\_\_\_\_

FEE PAID \$ \_\_\_\_\_

Use the space below or attach a separate sheet to show the location of the proposed demolition of all roads public or private, distance proposed demolition is from all bodies of water, the location of all wells and septic systems, the distance between buildings and give the road name as well as the names of all adjacent landowners. Also show the lot width and depth, and show the distance of proposed demolition to all property lines.

PLOT DIAGRAM



THIS AREA REPRESENTS THE ROAD IN FRONT OF YOUR PROJECT. SHOW DRIVEWAY

- 1) Please indicate if the project is (circle one) Commercial, residential or mixed occupancy
- 2) Dimensions of existing structure(s) to be demolished: Front width \_\_\_\_\_  
Rear Width \_\_\_\_\_ Length \_\_\_\_\_ Height \_\_\_\_\_ Number of Stories \_\_\_\_\_
- 3) Size of Lot: Road frontage \_\_\_\_\_ Rear width \_\_\_\_\_ Depth \_\_\_\_\_  
Total acres \_\_\_\_\_
- 4) Contractors compensation insurance carrier: \_\_\_\_\_
- 5) Name of contractor \_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_ State \_\_\_\_\_

**IF MORE THAN ONE CONTRACTOR ADD SEPARATE SHEET LISTING ALL CONTRACTORS**

- 6) Name of Architect or Engineer \_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_ License # \_\_\_\_\_ State \_\_\_\_\_

7) If owner or applicant is a corporation, give names and titles two officers and signatures of duly authorized officers.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Building Code of New York State  
Chapter 33 Safeguards during Construction  
§3303 Demolition

**DEMOLITION**

**§3303.1 Construction documents.** Construction documents and a schedule for demolition must be submitted when required by the code enforcement official. Where such information is required, no work shall be done until such construction documents or schedule, or both, are approved.

**§3303.2 Pedestrian protection.** The work of demolishing any building shall not be commenced until pedestrian protection is in place as required by this chapter.

**§3303.3 Means of egress.** A party wall balcony or horizontal exit shall not be destroyed unless and until a substitute means of egress has been provided and approved.

**§3303.4 Vacant lot.** Where a structure has been demolished or removed, the vacant lot shall be filled and maintained to the existing grade or in accordance with the ordinances of the jurisdiction having authority.

§3303.6 Utility connections. Service utility connections shall be discontinued and capped in accordance with the approved rules and the requirements of the authority having jurisdiction.

Building Code of New York State  
Chapter 33 Safeguards during Construction  
§3306 Protection of Pedestrians  
§3306

**PROTECTION OF PEDESTRIANS**

§3306.1 Protection required. Pedestrians shall be protected during construction, remodeling and demolition activities as required by this Chapter and Table 3306.1. Signs shall be provided to direct pedestrian traffic.

**TABLE 3306.1  
PROTECTION OF PEDESTRIANS**

HEIGHT OF CONSTRUCTION	DISTANCE OF CONSTRUCTION TO LOT LINE	TYPE OF PROTECTION REQUIRED
8 feet or less	Less than 5 feet	Construction railings
	5 feet or more	None
walkway  walkway More than 8 feet	Less than 5 feet	Barrier and covered
	5 feet or more, but not more than one-fourth the height of construction	Barrier and covered
	5 feet or more, but between one-fourth and one-half the height of construction	Barrier
	5 feet or more, but exceeding one-half the height of construction	None

For SI: 1 foot = 304.8 mm.

§3306.2 Walkways. A walkway shall be provided for pedestrian travel in front of every construction and demolition site unless the authority having jurisdiction authorizes the sidewalk to be fenced or closed. Walkways shall be of sufficient width to accommodate the pedestrian traffic, but in no case shall they be less than 4 feet (1219 mm) in width. Walkways shall be provided with a durable walking surface.

Walkways shall be accessible in accordance with Chapter 11 and shall be designed to support all imposed loads and in no case shall the design live load be less than 150 psf (7.2 kN/m<sup>2</sup>).

**§3306.3 Directional barricades.** Pedestrian traffic shall be protected by a directional barricade where the walkway extends into the street. The directional barricade shall be of sufficient size and construction to direct vehicular traffic away from the pedestrian path.

**§3306.4 Construction railings.** Construction railings shall be at least 42 inches (1067 mm) in height and shall be sufficient to direct pedestrians around construction areas.

**§3306.5 Barriers.** Barriers shall be a minimum of 8 feet (2438 mm) in height and shall be placed on the side of the walkway nearest the construction. Barriers shall extend the entire length of the construction site. Openings in such barriers shall be protected by doors which are normally kept closed.

**§3306.6 Barrier design.** Barriers shall be designed to resist loads required in Chapter 16 unless constructed as follows:

1. Barriers shall be provided with 2 x 4 top and bottom plates.
2. The barrier material shall be a minimum of 3/4 inch (19.1 mm) inch boards or 1/4 inch (6.4 mm) wood structural use panels.
3. Wood structural use panels shall be bonded with an adhesive identical to that for exterior wood structural use panels.
4. Wood structural use panels 1/4 inch (6.4 mm) or 5/16 inch (23.8 mm) in thickness shall have studs spaced not more than 2 feet (610 mm) on center.
5. Wood structural use panels 3/8 inch (9.5 mm) or 1/2 inch (12.7 mm) in thickness shall have studs spaced not more than 4 feet (1219 mm) on center, provided a 2 inch by 4 inch (51 mm by 102 mm) stiffener is placed horizontally at the midheight where the stud spacing exceeds 2 feet (610 mm) on center.
6. Wood structural use panels 5/8 inch (15.9 mm) or thicker shall not span over 8 feet (2438 mm).

**§3306.7 Covered walkways.** Covered walkways shall have a minimum clear height of 8 feet (2438 mm) as measured from the floor surface to the canopy overhead. Adequate lighting shall be provided at all times. Covered walkways shall be designed to support all imposed loads. In no case shall the design live load be less than 150 psf (7.2 kN/m<sup>2</sup>) for the entire structure.

**EXCEPTION:** Roofs and supporting structures of covered walkways for new, light-frame construction not exceeding two stories in height are permitted to be designed for a live load of 75 psf (3.6 kN/m<sup>2</sup>) or the loads imposed on them, whichever is greater. In lieu of such

designs, the roof and supporting structure of a covered walkway is permitted to be constructed as follows:

1. Footings shall be continuous 2 x 6 members.
2. Posts not less than 4 x 6 shall be provided on both sides of the roof and spaced not more than 12 feet (3658 mm) on center.
3. Stringers not less than 4 x 12 shall be placed on edge upon the posts.
4. Joists resting on the stringers shall be at least 2 x 8 and shall be spaced not more than 2 feet (610 mm) on center.
5. The deck shall be planks at least 2 inches (51 mm) thick or wood structural panels with an exterior exposure durability classification at least 23/32 inch (18.3 mm) thick nailed to the joists.
6. Each post shall be knee-braced to joists and stringers by 2 x 4 minimum members 4 feet (1219 mm) long.
7. A 2 x 4 minimum curb shall be set on edge along the outside edge of the deck.

**§3306.8 Repair, maintenance and removal.** Pedestrian protection required by this chapter shall be maintained in place and kept in good order for the entire length of time pedestrians may be endangered. The owner or the owner's agent, upon the completion of the construction activity, shall immediately remove walkways, debris and other obstructions and leave such public property in as good a condition as it was before such work was commenced.

**§3306.9 Adjacent to excavations.** Every excavation on a site located 5 feet (1524 mm) or less from the street lot line shall be enclosed with a barrier not less than 6 feet (1829 mm) high. Where located more than 5 feet (1524 mm) from the street lot line, a barrier shall be erected when required by the code enforcement official. Barriers shall be of adequate strength to resist wind pressure as specified in Chapter 16.

**§3307**

#### **PROTECTION OF ADJOINING PROPERTY**

**§3307.1 Protection required.** Adjoining public and private property shall be protected from damage during construction, remodeling and demolition work. Protection must be provided for footings, foundations, party walls, chimneys, skylights and roofs. Provisions shall be made to control water run-off and erosion during construction or demolition activities. The person making or causing an excavation to be made shall provide written notice to the owners of adjoining buildings advising them that the excavation is to be made and that the adjoining buildings should be protected. Said notification shall be delivered not less than 10 days prior to the scheduled starting date of the excavation.

TEMPORARY USE OF STREETS, ALLEYS AND PUBLIC PROPERTY

**§3308.1 Storage and handling of materials.** The temporary use of streets or public property for the storage or handling of materials or of equipment required for construction or demolition, and the protection provided to the public shall comply with the provisions of the authority having jurisdiction and this chapter.

**§3308.1.1 Obstructions.** Construction materials and equipment shall not be placed or stored so as to obstruct access to fire hydrants, standpipes, fire or police alarm boxes, catch basins or manholes, nor shall such material or equipment be located within 20 feet (6.1 m) of a street intersection, or placed so as to obstruct normal observations of traffic signals or to hinder the use of public transit loading platforms.

**§3308.2 Utility fixtures.** Building materials, fences, sheds or any obstruction of any kind shall not be placed so as to obstruct free approach to any fire hydrant, fire department connection, utility pole, manhole, fire alarm box, or catch basin, or so as to interfere with the passage of water in the gutter. Protection against damage shall be provided to such utility fixtures during the progress of the work, but sight of them shall not be obstructed.

§3309

FIRE EXTINGUISHERS

**§3309.1 [F] Where required.** All structures under construction, alteration or demolition shall be provided with not less than one approved portable fire extinguisher at each stairway on all floor levels where combustible materials have accumulated. An approved portable fire extinguisher shall be provided in every storage and construction shed. The code enforcement official is authorized to require additional approved portable fire extinguishers where special hazards exist, such as flammable or combustible liquid storage hazards. Fire extinguishers shall comply with §906.

**§3309.2 Fire hazards.** The provisions of this code and of the *Fire Code of New York State* shall be strictly observed to safeguard against all fire hazards attendant upon construction operations.

**IMPORTANT NOTICE  
PLEASE READ BEFORE SIGNING**

- 1) Work conducted pursuant to a building permit must be visually inspected by the Code enforcement Office and must conform to the New York state Uniform fire and Building Code, the Code of Ordinances of the Town of Constantia, and all other applicable codes, rules or regulations.

- 2) It is the Owner's responsibility to contact the Code Enforcement Officer at 315-623-9581 at least 48 hours before the owner wishes to have an inspection conducted. More than one inspection may be necessary. This is especially true for "internal work" which will eventually be covered from visual inspection by additional work (i.e. Electrical, insulation, etc to be covered by a wall covering.) **DO NOT PROCEED TO THE NEXT STEP OF CONSTRUCTION IF SUCH "INTERNAL WORK" HAS NOT BEEN INSPECTED.** Failure to obtain inspections for the internal work may cause the covered inspection items to be uncovered at the owners or contractors expense to conduct the required inspections. Close coordination with the Code Enforcement Officer will greatly reduce this possibility.
- 3) OWNER HERBY AGREES TO ALLOW THE CODE ENFORCEMENT OFFICER TI INSPECT THE SUFFICIENCY OF THE WORK BEING DONE PURSUANT TO THIS PERMIT, PROVIDED HOWEVER, THAT SUCH INSPECTION(S) IS (ARE) LIMITED TO THE WORK BEING CONDUCTED PURSUANT TO THIS PERMIT AND ANY OTHER NON WORK RELATED VIOLATIONS WHICH ARE READILY DISCERNABLE FROM SUCH INSPECTION (S).
- 4) New York State law requires contractors to maintain Worker's Compensation and Disability Insurance for their employees. No permit will be issued unless currently valid Worker's Compensation and Disability Insurance certificates are attached to this application or are on file with the Bureau of Fire Prevention and Inspection services. If the contractor believes that they are exempt from the requirements to provide Worker's Compensation and Disability Insurance, the contractor must complete form C-105.21, attached hereto.
- 5) If a Certificate of Occupancy is required, the structure shall not be occupied until such certificate has been issued.
- 6) Work undertaken pursuant to this permit is conditioned upon and subject to any State and Federal regulations relating to Asbestos Material.
- 7) This permit does not include any privilege of encroachment in, over, under, or upon any Town street or Right of Way.
- 8) The Building Permit Card must be displayed so as to be visible from the street nearest to the site of the work being conducted.

I, \_\_\_\_\_, the above named applicant, hereby attest that I am the lawful owner of the property described within or am the lawful agent of said owner and affirm under penalty of perjury that all statements made by me on this application are true.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

ALL CONSTRUCTION SHALL CONFORM TO THE CODE OF ORDINANCES OF THE TOWN OF CONSTANTIA AND SANITARY CODES AND THE CODES OF NEW YORK STATE Building Code of New York State, Plumbing Code of New York State, Fire Code of New York State Energy Conservation Construction Code of New York State Property Maintenance Code of New York State, Mechanical Code of New York State Fuel Gas Code of New York State - Residential Code of New York State

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**OFFICIAL USE ONLY**

I, the undersigned, Code Enforcement Officer of the town of Constantia, hereby (approve) (deny) the within application for building permit.

Date \_\_\_\_\_ Town of Constantia Code Enforcement Officer \_\_\_\_\_

Special approval required by \_\_\_\_\_ Board of Appeals, \_\_\_\_\_ Planning Board prior to issuance of Building permit.

Special Approval granted by \_\_\_\_\_ Board of Appeals, \_\_\_\_\_ Planning Board

Date of Special Approval : \_\_\_\_\_ Board of Appeals, \_\_\_\_\_ Planning Board



New York State Department of Labor  
Eliot Spitzer, *Governor*  
M. Patricia Smith, *Commissioner*

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OCTOBER, 2007

## NOTICE TO BUILDING PERMIT APPLICANTS

An asbestos survey is required for all renovation, remodeling, repair and demolition of all interior and exterior building materials.

As per NYS Industrial Code Rule 56, asbestos material must be abated by licensed contractors utilizing certified asbestos handlers, with the exception of owner-occupied single family homes, where the owner may remove the asbestos and renovate these structures themselves. However, it is not recommended that the owner perform abatement, as the owner could potentially expose themselves, their family and neighbors to asbestos fibers if adequate engineering controls and work methods are not utilized during the abatement. For further information and updates, please see the NYS website at:  
[www.labor.state.ny.us](http://www.labor.state.ny.us)



New York State Department of Labor  
Eliot Spitzer, Governor  
M. Patricia Smith, Commissioner

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OCTOBER, 2007

NOTICE  
RE:  
**BUILDING DEMOLITION/RENOVATION**

Industrial Code Rule 56 established work practice, asbestos contractor license, and asbestos worker training and certification requirements that protect the public from cancer causing airborne asbestos fiber that can arise from various construction activities, including the demolition/renovation of a building. One very important aspect of the Code covers requirements that specifically address the potential public health hazards associated with the significant amount of airborne asbestos fiber that can be released during the demolition/renovation of a building that contains asbestos or asbestos-containing materials.

New York State Labor Law (Article 10, Section 241 section 241.10) and the Code require a survey of the impacted portion of the building to be performed to identify the presence of asbestos prior to advertising for bids or contracting for or commencing work on any demolition/renovation work on a building. The Code requires that this survey must be sent to the local government unit responsible for issuing the demolition/renovation permit. Note that only copies of the demolition or pre-demolition survey must be sent to the Department of Labor, Asbestos Control Bureau. Also, prior to commencement of demolition/renovation work, the impacted asbestos identified in the survey must be removed.

Your assistance, as specified below, would facilitate our enforcement efforts and help avoid the necessity of citing building owners who violate the statute and code:

1. Share this information with the individuals on your staff responsible for issuing demolition/renovation permits. Encourage your staff to contact the appropriate District Office of the Asbestos Control Bureau on the enclosed list should any asbestos issues arise, specifically those related to demolition/renovation.
2. Consider establishing a policy of not issuing a demolition/renovation permit until compliance with Industrial Code Rule 56 is achieved.
3. Call the appropriate District Office of the Asbestos Control Bureau when a demolition/renovation permit is issued to a contractor that has **failed** to provide a survey or has **not removed** the identified asbestos.

Any cooperation you can provide will not only assist in our enforcement efforts but protect the health of your community.