

TOWN OF FABIUS

Michael Decker, Codes/Zoning Officer

7786 Main Street
Fabius, New York 13063

Phone: 315-378-2722

TOWN RESIDENT:

Mike Decker, Codes/Zoning Enforcement Officer, represents the Town of Fabius.

After completion of your Building Permit Application, please forward all necessary paperwork to the Town Hall, 7786 Main Street, Fabius, NY 13063.

The Building Permit Application will be forwarded to me for review.

I will review all applications and notify you of any problems. If you have any questions, please call me at 315-378-2722.

An inspection process will be implemented before construction commences.

A Final Inspection must be scheduled with me before a Certificate of Occupancy or Certificate of Compliance is obtained and before the space is occupied.

ALL PERMITS MUST BE DISPLAYED AND EASILY VISIBLE

Thank you.

Michael Decker
Codes/Zoning Enforcement

BUILDING PERMIT APPLICATION INSTRUCTIONS TOWN OF FABIUS

APPLICATION: A complete application includes completing the attached application form and submitting additional documents applicable to your application including site plan, construction plans, septic system approval by Onondaga County Health Department, driveway permit and fees.

SITE PLAN: The site plan must show the location of the proposed construction in relationship to property lines, right-of-way lines and other structures on the same lot.

CONSTRUCTION PLANS: Complete building plans with sufficient detail to review the plans for compliance with the New York State Uniform Fire Prevention and Building Code. Plans must be stamped and signed by a licensed professional unless the work meets one of the following exemptions:

- * Alterations to any building or structure costing \$10,000 or less which do not involve changes affecting the structural safety or public safety thereof; or
- * New residential buildings of 1500 square feet or less, excluding attics, garages, or non-occupied basements or cellars; or
- * Farm buildings including barns, sheds, poultry houses and other buildings used directly and solely for agricultural purposes.

WATER & SEWER SYSTEMS: Private septic systems must be approved by Onondaga County Health Department. Permit must be issued before a building permit can be issued. New water wells may only be drilled by licensed well driller and pumps installed by licensed well driller or pump installer.

DRIVEWAY PERMIT: Driveway permits must be obtained before a building permit may be issued. On a Town highway, contact the Highway Superintendent at (315) 683-5612. On a County highway, contact the County DOT at (315) 435-3176. On a State highway, contact the State DOT at (315) 458-1910.

FEE SCHEDULE: Building Permit Fees are based on the value of the proposed construction of alteration. The fee includes the total value of labor and materials.

INSPECTIONS: Applicant is required to obtain an inspection and approval from the Code Enforcement Office prior to concealing any work. Inspections may be scheduled Monday through Thursday between 8:00 a.m. and 4:00 p.m. **THE BUILDING DEPARTMENT IS CLOSED ON FRIDAYS.** Building Permits expire one year from the date of issuance.

CERTIFICATE OF OCCUPANCY: A Certificate of Occupancy or Certificate of Compliance will not be issued until work is complete. A final inspection must be scheduled with the Building Inspector. All work must be completed in accordance with the plans and the Building Code requirements.

**TOWN OF FABIUS
BUILDING PERMIT**

THIS FORM IS DEEMED AN APPLICATION UNTIL ACTED ON BY OFFICIAL

THIS SECTION MUST BE COMPLETED BY CODE OFFICIAL

Permit No. _____ Date Submitted _____ Building Permit Fee _____

Flood Hazard Zone _____ Substantial Addition _____ Base Flood Elevation _____ NGVD

Zoning District _____ Zoning Variance or Special Permit Issued _____ Date Issued _____

PERMIT IS VALID WHEN SIGNED & APPROVED BY MUNICIPAL OFFICER

Date Acted On _____ Approved ____ Denied _____ (reason for denial) _____

Signature of Municipal Official

Signature of Applicant

INSPECTION SCHEDULE

The following inspections are the minimum required prior to completing or enclosing each stage of construction and prior to application for Certificate of Occupancy/Compliance:

- | | |
|---|-------------------------------------|
| <input type="checkbox"/> Footings (before pouring concrete) | <input type="checkbox"/> Electrical |
| <input type="checkbox"/> Foundation (before backfill) | <input type="checkbox"/> Heating |
| <input type="checkbox"/> Framing | <input type="checkbox"/> Plumbing |
| <input type="checkbox"/> Insulation | <input type="checkbox"/> Final |

Property Owner:

Property Location & Description:

Name _____

Street Address _____

Address _____

Tax Map No. _____

Zoning District _____

Telephone No. _____

Existing Use _____

Detailed description of work proposed under this permit:

Total Value of Proposed Construction or Other Activity to be Undertaken _____

Architect, Engineer or Land Surveyor:

Contractor/Builder:

Name _____

Name _____

Address _____

Address _____

Telephone No. _____

Telephone No. _____