

Village of Fort Plain Building and/or Zoning Permit Application

Below, please include a brief summary of the work to be performed:

IMPORTANT, PLEASE READ

Prior to the demolition of any building in the Village of Fort Plain, the sewer line shall be capped at the foundation wall, a photo taken by the contractor or owner to verify the pipe has been capped, then continue the backfilling process.

Any questions, please call: (518) 993-4271 ext. 111

It is very important that the attached building permit application be fully completed. Please make sure all areas are filled in and completed and the permit application is signed by the homeowner. Please complete the material list with any and all materials that will be used. The graph paper is supplied so that you may include a detailed drawing of the proposed structure. Please include all measurements, (including height, width, etc) and distances from front, side and/or rear property boundaries.

Submitted by: _____ Date: _____
Please print name+

Village office use

Received by: _____ Date: _____
Please print name

Date received by Code Enforcement Officer: _____ CEO Initials: _____

Amount pd: _____ Date pd: _____

Permit # issued: _____ Date issued: _____

Call 811 prior to digging any ground. This is to be sure the area is free of any power lines, cable, water, sewer, gas or phone lines in the area.

Village of Fort Plain – Building Permit Fees

Effective – 9/18/2008

Permit Fee

New Home Construction	\$.15 per square foot
Addition to Home	\$.15 per square foot
Manufactured Housing	\$.15 per square foot
New Garage	\$.15 per square foot

Remodeling or Renovations, I.E. Conversions of
Non-Habitable to Habitable Space (Garage to Living Space) \$25.00

Structural Changes to a Building, Foundation, Door or Window \$25.00

Tool Sheds or Storage Buildings (over 150 Square feet) \$.15 Square foot

Note: All Storage Buildings regardless of size, building material, permanent or portable must adhere to: Zoning ~ Side and Rear Line Set Backs

In Ground Swimming Pools ~ Require a Fence & Alarm \$75.00

Spas & Hot Tubs ~ Require a Safety cover or Fence \$10.00

Above Ground Pool 48” & up with Rigid metal Sides \$10.00

~ No Fence required, an Alarm is required

On Ground Swimming Pools 24” & Up require a Fence & Alarm \$10.00

Re-roof ~ Rafters on up \$50.00

Siding involving material alterations of the Structure \$25.00

Patios & Decks \$25.00

Chimneys \$50.00

Heating/furnaces, ventilation, Central Air Conditioning \$50.00

(Solid fuel burning devices ~ fireplaces, fireplace inserts, wood & pellet stoves/boilers, etc...)

Septic Systems (new or replaced) \$50.00

In compliance with State Department of Health Regulations

Demolition (any) \$25.00

Miscellaneous Permits \$25.00

Agriculture Buildings No Fee

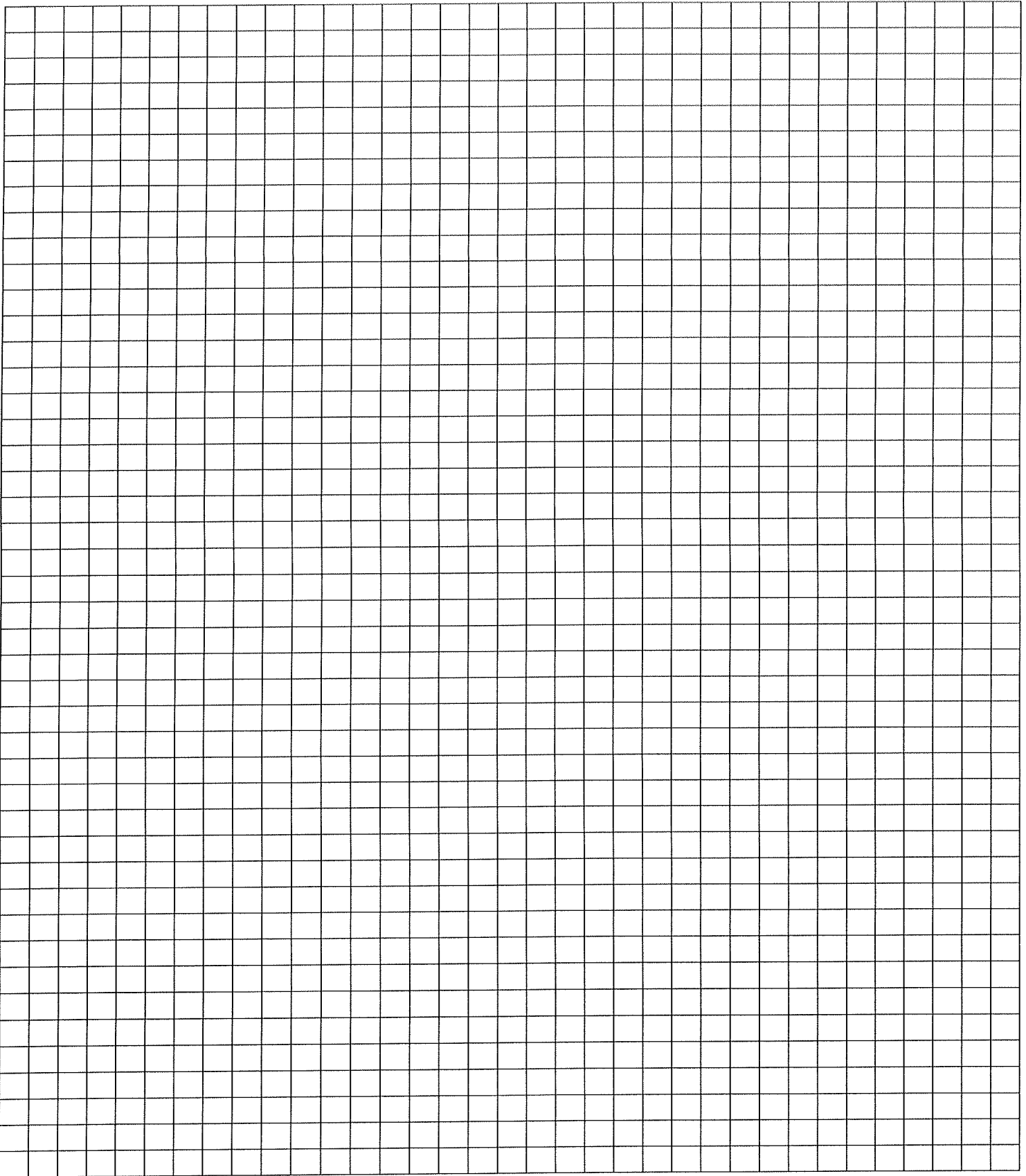
(Qualifying by Ag land Status on Assessment Roll)

Certificate of Occupancy \$10.00

Certificate of Compliance \$ 5.00

All building permit fees are subject to change as required by The Village Board

Floor Plan: Show **A Plan View of New Structure**. If connected to existing building, show proper relationship. Indicate all Partitions, new or existing. Indicate all dimensions carefully. Show new plumbing and electric. Use back for additional work. Each Square = 1 Square foot. {EA SQ. = 1 SQ. FT.}



ZONING/CODES OFFICE INSURANCE

Village OF Fort Plain

168 Canal Street

Fort Plain, New York 13339

Phone: 518-993-4271 Fax: 518-993-2506

I, _____ (Contractor's name), hereby affirm that if any persons will be receiving monetary rewards for work on a project for which a Building Permit is required, that I will provide the Codes Officer with proof of **Liability Insurance, Disability Insurance and Worker's Compensation.**

Furthermore, I agree to comply with all rules and regulations regarding Inspections relative to this project. I understand that a **STOP WORK ORDER** may be issued for failing to comply with these requirements.

I assume responsibility to insure that all inspections are conducted at the appropriate time. Failure to meet proper approval for each item **requiring an Inspection** may result in denial of a Certificate of Occupancy or Certificate of Compliance.

Contractor's Signature

Date

BEFORE YOU MOVE INTO A NEW DWELLING A CERTIFICATE OF OCCUPANCY MUST BE ISSUED TO YOU

This Office will make every possible attempt to make all Inspections requested within 24 hours.

For Office use only

All Insurance requirements have been submitted _____

Permit # Issued: _____ Date Issued: _____

Barry A. Vickers

Zoning - Codes Enforcement Officer

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 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 CE-200 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:

<p><i>Sworn to before me this _____ day of</i></p> <p>_____.</p> <p>_____ <i>(County Clerk or Notary Public)</i></p>
--

Once notarized, this BP-1 form serves as an exemption for both workers' compensation and disability benefits insurance coverage.

The general municipal law is amended by adding a new section 125 to read as follows:

125. ISSUANCE OF BUILDING PERMITS. NO CITY, TOWN OR VILLAGE SHALL ISSUE A BUILDING PERMIT WITHOUT OBTAINING FROM THE PERMIT APPLICANT EITHER:

1. PROOF DULY SUBSCRIBED THAT WORKERS' COMPENSATION INSURANCE AND DISABILITY BENEFITS COVERAGE ISSUED BY AN INSURANCE CARRIER IN A FORM SATISFACTORY TO THE CHAIR OF THE WORKERS' COMPENSATION BOARD AS PROVIDED FOR IN SECTION FIFTY-SEVEN OF THE WORKERS' COMPENSATION LAW IS EFFECTIVE; OR

2. AN AFFIDAVIT THAT SUCH PERMIT APPLICANT HAS NOT ENGAGED AN EMPLOYER OR ANY EMPLOYEES AS THOSE TERMS ARE DEFINED IN SECTION TWO OF THE WORKERS' COMPENSATION LAW TO PERFORM WORK RELATING TO SUCH BUILDING PERMIT.

Implementing Section 125 of the General Municipal Law

1. General Contractors – Business Owners and Certain Homeowners

For businesses and certain homeowners listed as the general contractors on building permits, proof that they are in compliance with Section 57 of the Workers' Compensation Law (WCL) is ONE of the following forms that indicate that they are:

- ◆ insured (C-105.2 or U-26.3),
- ◆ self-insured (SI-12), or
- ◆ are exempt (CE-200),

under the mandatory coverage provisions of the WCL. Any residence that is not a 1, 2, 3 or 4 Family, Owner-occupied Residence is considered a business (income or potential income property) and must prove compliance by filing one of the above forms.

2. Owner-occupied Residences

For homeowners of a 1, 2, 3 or 4 Family, Owner-occupied Residence, proof of their exemption from the mandatory coverage provisions of the Workers' Compensation Law when applying for a building permit is to file form BP-1 (12/08).

- ◆ Form BP-1 shall be filed if the homeowner of a 1, 2, 3 or 4 Family, Owner-occupied Residence is listed as the general contractor on the building permit, and the homeowner:
 - ◇ is performing all the work for which the building permit was issued him/herself,
 - ◇ is 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 the homeowner perform such work, or
 - ◇ has a homeowner's insurance policy that is currently in effect and covers the property for which the building permit was issued AND the homeowner is hiring or paying individuals a total of less than 40 hours per week (aggregate hours for all paid individuals on the jobsite) for the work for which the building permit was issued.
- ◆ If the homeowner of a 1, 2, 3 or 4 Family, Owner-occupied Residence is hiring or paying individuals a total of 40 hours or MORE in any week (aggregate hours for all paid individuals on the jobsite) for the work for which the building permit was issued, then the homeowner may not file the "Affidavit of Exemption" form, BP-1(12/08), but shall 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 (the C-105.2 or U-26.3 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) 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.

**MATERIAL LIST
CONSTRUCTION UNDER \$10,000**

(Circle 1 or more)

ADDITION: BATH KITCHEN GARAGE BARN
 DECK PORCH OTHER _____

Size of addition: _____

ALTERATION: BATH KITCHEN BASEMENT DECK
 PORCH OTHER _____

Size of addition: _____

FOUNDATION FOOTING:

Size _____ Concrete strength _____ Reinforcing _____

FOUNDATION WALL: Concrete _____ Size _____ Cement block
size _____

OTHER CONCRETE WORK: Floor _____ Sidewalk _____

Other _____ Reinforcing _____

FRAMING:

Outside wall: STUDS _____ SHEATING _____

Inside Walls: STUDS _____

1st Floor Joist _____ Subflooring _____

2nd Floor Joist _____ Subflooring _____

Ceiling Joist _____ Rafters _____

Truss _____ Sheating _____

Treated Poles _____ Size _____

INSULATION: Foundation _____

1st Floor _____ Sidewalls _____

Ceiling at Roof _____ Other _____

WALL FINISH:

Outside _____ Interior Walls _____

Thickness _____ Ceiling _____

Thickness _____ Floor _____

ROOFING:

Type _____ Felt _____

Drip Edge _____ Other _____

HEATING:

Type _____ New _____

Existing _____ Supplemental _____

PLUMBING:

New _____ Reuse _____

Additional _____ Type of Piping _____

Sink _____ Bathtub _____

Lavatory _____ Shower _____

Water Closet _____ Stall Shower _____

Laundry _____

ELECTRIC:

New Service YES _____ NO _____

New Panel YES _____ NO _____

Number outlets _____ Number switches _____

Smoke detector _____ Use of C.F.I. _____

MISCELLANEOUS:

Cabinets _____ Windows _____

Doors _____ Stairs _____

Driveway _____

**OFFICE OF
VILLAGE CODES BUREAU
168 CANAL STREET
FORT PLAIN, NEW YORK 13339
PHONE: (518) 993-4271 FAX (518) 993-2506**

**Barry A. Vickers
Code Enforcement Officer**

Request for a Building or Zoning Permit

Name: _____ (Tel): _____

Property Address: _____

Contractor's Name: _____ (Tel): _____

Contractor's Insurance: Liability and Limits: _____

Worker's compensation secured by contractor _____ YES _____ NO

Disability Benefits secured by contractor _____ YES _____ NO

Before a permit can be issued, the applicant must submit proof that the applicant has obtained the required worker's compensation and disability coverage or proof that the applicant is not required to provide such coverage.

Project Location: _____ SBL#: _____

Architect or Engineer of record: Name, Mailing Address and Telephone No:

Size of proposed building, structure, or the enlargement, alteration, repair or demolition.:

Estimated cost : _____ Estimated time from start to finish: _____

It is to be understood that all construction, repairs, alterations or demolition will be done in accordance with the New York State Uniform Building and Fire Prevention Code. Inspections will be made by the Code Enforcement Official at regular intervals during construction and prior to the issuance of a Certificate of Occupancy.

The Enforcement Official shall act upon all applications within a reasonable time, any refusal shall be given to the owner or authorized representative in writing and will state the reason for denial.

Building permits will expire thirty-six (36) months from the date of issuance but may be extended by the code enforcement official, if work is being done continuously on the project.

Fees may be paid in cash or by check made payable to the "Village of Fort Plain."

Other:

A flood plain permit may be required. If applicable, the Enforcement Officials will request it.

The applicant shall notify the Department of any change in the information contained in the application during the period for which the permit is in effect. A permit will be issued when the application has been determined to be complete and when the proposed work is determined to conform to the requirements of the Uniform Code. The authority conferred by such permit may be limited by conditions.

A building permit may be suspended or revoked if it is determined that the work to which it pertains is not proceeding in conformance with the Uniform Code or with any condition attached to such permit, or if there has been a misrepresentation or falsification of a material fact in connection with the application for a permit.

A building permit shall expire Thirty-six (36) months from the date of issuance or upon the issuance of a certificate of occupancy (other than a temporary certificate of occupancy) whichever comes first. The permit may, upon written request be renewed for a successive six month period provided that (1) the permit has not been revoked or suspended at the time the application for the renewal is made; (2) the relevant information in the application is up to date; and (3) the renewal fee is paid.

Submission:

One set of Plans (including site, landscaping, elevations, sections, details, dimensions and schedules) and specifications describing the proposed work are to be submitted with each application. All plans and specifications shall be in accordance with the State Education Law, Sections 7307 and 7209. The law requires that the seal and signature of a licensed architect or professional engineer be affixed to all plans submitted, except in the case of residential buildings under 1500 square feet of living area or to alterations costing under ten thousand dollars (\$10,000).

Certification

I hereby certify that I have read the instructions and examined this application and known the same to be true and correct. All provisions of Laws and Ordinances covering this type of work shall be complied with whether or not set forth herein. The Granting of a permit does not presume to give authority to violate or cancel the provisions of any state or local law regulating construction or the performance of construction.

Owner or agent for owner (sign and print name)

Date: _____



ANDREW M. CUOMO
GOVERNOR

STATE OF NEW YORK
WORKERS' COMPENSATION BOARD
328 STATE STREET
SCHENECTADY, NY 12305



ROBERT E. BELOTEN
CHAIR

December 1, 2008

To all Code Enforcement Officials, Building Departments, and Municipal Entities:

Effective January 18, 1999, Section 125 of the General Municipal Law requires that any individual applying for a building permit must prove to the building department that he/she is in compliance with the mandatory coverage provisions of the Workers' Compensation Law before the building permit is issued.

General Background

Under Section 57 of the Workers' Compensation Law, businesses listed as the general contractors on building permits are required to submit proof of compliance with the mandatory coverage provisions of the Workers' Compensation Law to the building department before a building permit is issued. Section 125 of the General Municipal Law is specifically targeted at ensuring that all applicants who list themselves as the general contractors on the building permit are in compliance with the mandatory coverage provisions of the Workers' Compensation Law.

For homeowner applicants, the instruction manual includes a link to form BP-1 Affidavit of Exemption to Show Specific Proof of Workers' Compensation Coverage for a 1, 2, 3 or 4 Family, Owner-occupied Residence. The law requires homeowners to provide proof of workers' compensation compliance when applying for a building permit. If the homeowner qualifies for an exemption, the homeowner must either complete this form and file it with the local building department; or the homeowner must complete Form CE-200 and file it with the local building department.

Implementing Section 125 of the General Municipal Law

1. General contractors and Business Owners

Businesses listed as the general contractors on building permits, must prove that they are in compliance with the mandatory coverage requirements and also Section 57 of the Workers' Compensation Law (WCL) by producing ONE of the following forms indicating that they are:

- insured (Form C-105.2 or U-26.3 – the business's insurance carrier will send this form to the building department upon the business's request) All private carriers and their licensed insurance agents are authorized to issue the form C-105.2 as their Certificate of NYS Workers' Comp Insurance. The State Insurance Fund uses the U-26.3 form as its Certificate of NYS Workers' Compensation Insurance.
- self-insured (Form SI-12 -- Certificate of Workers' Compensation Self-Insurance (the business calls the Board's Self-Insurance Office at 518-402-0247), OR Form GSI-105.2 -- Certificate of Participation in Workers' Compensation Group Self-Insurance) (the business's Group Self-Insurance Administrator will send this form to the government entity upon request).
- exempt (Form CE-200 – {Form CE-200 is available on the Board's website, www.wcb.ny.gov, under the heading "Forms." Paper applications for this form are available by writing or visiting any Customer Service Center at any District Office of the Workers' Compensation Board.}

Any residence that is not a 1, 2, 3, or 4 Family, Owner-occupied Residence is considered a business (income or potential income property) and must prove compliance by filing one of the above forms. (Please note: ACORD forms are NOT acceptable proof of workers' compensation coverage!)

2. *Owner-occupied Residences*

Homeowners of a 1, 2, 3, or 4 Family, Owner-occupied Residence, must file form BP-1 when applying for a building permit when they are:

- listed as the general contractor on the building permit, and the homeowner:
 - is performing all the work for which the building permit was issued him/herself,
 - is 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 the homeowner perform such work, or
 - has a homeowner's insurance policy that is currently in effect and covers the property for which the building permit was issued AND the homeowner is hiring or paying individuals a total of less than 40 hours per week (aggregate hours for all paid individuals on the jobsite) for the work for which the building permit was issued.
- If the homeowner of a 1, 2, 3, 4 Family, Owner-occupied Residence is hiring or paying individuals a total of 40 hours or MORE in any week (aggregate hours for all paid individuals on the jobsite) for the work for which the building permit was issued, then the homeowner may NOT file the "Affidavit of Exemption" form, BP-1, but must either:
 - acquire appropriate workers' compensation coverage and provide, to the government entity issuing the building permit, appropriate proof of that coverage, on forms C-105.2 or U-26.3, OR
 - have the general contractor performing the work provide appropriate proof of workers' compensation coverage, or proof of exemption from that coverage, to the government entity issuing the building permit.

Background on Coordinating the Implementation of Section 125 of the General Municipal Law with Existing Statutes

To ensure that homeowners are not required to have duplicate workers' compensation coverage, the implementation form attempts to coordinate compliance with Section 125 of the Municipal Law with coverage provided under Section 3420(j) of the Insurance Law, which is the homeowner's policy's workers' compensation insurance rider.

As of March 1, 1985, New York State Insurance Law § 3420(j) provides that every policy of comprehensive personal liability insurance (i.e., homeowner's insurance) on a 1, 2, 3, or 4 Family owner-occupied dwelling (including condominiums) will also provide workers' compensation benefits. This section was added to protect the homeowner from unexpected liability when the Board determines that a person, whom the homeowner did not believe required coverage, is found to be entitled to benefits. To receive benefits under this policy, the employee must be found by the Board to have been injured in employment of the policyholder and employed for less than 40 hours a week in and about the owner's 1, 2, 3, 4 family residence in this State.

Form BP-1 is available on the Board's website, www.wcb.ny.gov, under the heading "Forms." Please make as many copies of the BP-1 as you require. The BP-1 form reflects the minimum standard to be applied statewide. If a municipality wishes to collect a copy of the certificate of insurance from a building permit applicant's homeowner's insurance policy or obtain a copy of the information page from the building permit applicant's homeowner's insurance policy, the municipality could make that a local requirement which would be in addition to the State requirement.

If you have any questions regarding the BP-1 form, Section 125 of the General Municipal Law or Section 57 of the Workers' Compensation Law, please contact Steve Carbone of the New York State Workers' Compensation Board at (518) 486-6307.

Thank you for your office's cooperation in enforcing Section 125 of the General Municipal Law and Section 57 of the Workers' Compensation Law.

Sincerely,

Peter Michels
Director of Compliance