



TOWN OF PERINTON

1350 TURK HILL ROAD, FAIRPORT, NEW YORK 14450-8796
(585) 223-0770, Fax: (585) 223-3629, www.perinton.org

BUILDING PERMIT REQUIREMENTS FOR RESIDENTIAL ADDITIONS AND INTERIOR REMODELING

For finished basements, see our Basement Remodeling handout packet.

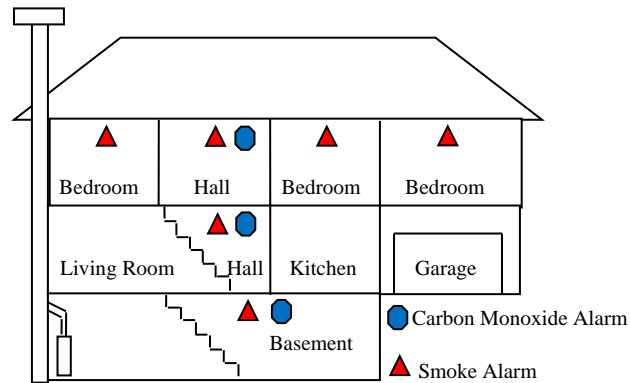
1. Submit two copies of an instrument survey map of the property with the addition sketched on the map. Indicate the distance to property lot lines. **NOTE:** A map is not required for interior remodeling.
2. Submit two copies of a scaled construction drawing. The drawings must include a cross section indicating the materials used, sizes, spans, support, insulation, manufacture of windows and doors, heat loss calculations and a duct layout.
 - A. **Additions require stamped plans from an architect.**
 - B. **Any remodeling that includes structural modifications might require stamped plans from an architect.**
 - C. **Interior remodeling in excess of 250 sq. ft. might require stamped plans from an architect.**Smoke and Carbon Monoxide alarms are required throughout the house per the current N.Y.S. Residential Building Code, see page two of this document.
3. **If access to the work area requires encroaching on neighboring property, the owner must submit a "Property Access Agreement Form" signed by the owner of all properties involved. See attached form.**
4. Downspouts for roof gutters must connect to the storm lateral conductor. Contact the Department of Public Works at 223-5115 for the requirements and see page 3 of this document.
5. **Please add the property address to all paperwork submitted.**
6. Provide an estimated cost of construction.
7. The contractor must have **General Liability, Workers' Compensation and Disability Benefits** insurance on file with the Town of Perinton before a permit can be issued. Please call the Code Enforcement and Development Department with any questions.
8. Check with the Code Enforcement and Development Department for the required setbacks for the property.
9. Plan review is done by our staff prior to issuance of a building permit. After receiving the above information, this review is done in a timely manner. During busy times, the review of a minor project could take up to five business days. We always try to expedite the review, but planning ahead helps us all.
10. At least 24 hours notice is required for inspections. Required inspections will be noted on the Building Permit.
11. Footers must be 42 inches deep and must be inspected before concrete is placed.
12. A Certificate of Occupancy (final inspection) is required on all permits. A fee of \$25.00 (plus any assessed re-inspection fees) is due before a Certificate of Occupancy is issued.
 - **The space cannot be used until a Certificate of Occupancy is issued.**
 - **It is the owner's responsibility to verify a Certificate of Occupancy has been issued.**
13. Permit Fee: \$0.15 per square foot with a \$25.00 minimum charge.



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SMOKE and CARBON MONOXIDE ALARM REQUIREMENTS



Whenever interior alterations, repairs, additions or conversions requiring a permit occur, or when one or more sleeping rooms are added or created in existing dwellings, the individual dwelling unit shall be provided with smoke and carbon monoxide alarms, as required for new dwellings. The required smoke and carbon monoxide alarms must be hardwired (120 volt) with battery backup and interconnected. The alarms shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.

Exception: Where smoke and carbon monoxide alarms are missing on the second floor, newly installed smoke and carbon monoxide alarms shall be permitted to be battery operated.

This exception only applies when there is not any work associated with the second floor.

Smoke alarms are required to be installed in the following locations:

1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling, including basements and cellars, but not including crawl spaces and uninhabitable attics.

Carbon monoxide alarms are required to be installed in the following locations:

1. On any story of a dwelling unit or sleeping room where fuel-fired appliances and equipment, solid-fuel burning appliances and equipment, fireplaces or attached garages are located.

Combination smoke and carbon monoxide alarms are permitted, provided the alarm is listed for such use and has distinctly different alarm signals for smoke or carbon monoxide alarm activation.



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Underground Utility Pipe Installation Specifications

For repairs associated with swimming pools and additions

All underground pipe installations, relocations and repairs require inspections from the Department of Public Works, 223-5115.

Sanitary lateral pipe shall be SDR-21, ASTM D-2241;

- Joints shall be water tight; no fernco or mission-type couplings
- SCH-40 fittings are permitted on SDR-21 when a bell fitting falls within 1 foot of solvent weld
- Excessive bends may require additional cleanouts as determined by the Town Inspector
- All work must be inspected prior to cover

Storm lateral pipe shall be 6-inch SDR-35, ASTM D-3034;

- Joints shall be water-tight ASTM 3212
- All work must be inspected prior to cover

Downspout conductors shall be 4-inch SDR-35 ASTM D-3034;

- Maximum bend on horizontal shall be 45 degree; no tees permitted
- A minimum cover over the pipe shall be 3 feet from finish grade
- All work must be inspected prior to cover

Outside water service shall be Type K copper or PE-3408 plastic;

- Provide 6 inch of clean cushion sand
- Place tracer wire 12 inches above PE pipe
- Minimum cover over the pipe shall be 6 feet from finish grade

PROPERTY ACCESS AGREEMENT FORM

I, _____, agree to allow _____ to access my property listed under "Site
Name of Property owner *Name of Individual/contractor*

Address Where Access is Given" for a construction project occurring at

Address of Construction Project

The above named individual or group has access to my property between the hours of _____ am/pm and _____ am/pm on the date or dates indicated under "Access Dates" below.

I understand that this is a voluntary and non-binding agreement, and that I am not responsible for any damages or injuries that occur during the construction project. I reserve my right as the legal owner/manager of the property to revoke this agreement at any time. I also understand that the individual or contractor contact listed below is responsible for repairing any damage that occurs on my property as the result of the construction project. Further, it is understood that the individual or contractor contact listed below is responsible for notifying me at least 24 hours prior to accessing the property.

Name of Property Owner

Name of Individual/Contractor

Signature *Date*

Signature *Date*

Address

Address

Address

Address

Phone Number

Phone Number

Access Dates

Site Address Where Access is Given (address, zip code)

Address of Construction Project (address, zip code)