

**Town of Lowville
DEMOLITION PERMIT APPLICATION
INSTRUCTIONS
FEE: \$50.00**

This application **must be completely filled in by ink or typewriter** and submitted to the Town of Lowville Code Enforcement Office with required fees to 5533 Bostwick Street, Lowville, New York 13367.

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 Lowville Code Enforcement Office will issue a demolition permit 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)

(Circle one) TOWN OF _____ Lowville _____.

"EXACT" LOCATION (give directions) _____

(Street/Road name, number, side of street/road, distance from nearest cross road)

TAX ID # FROM THE TAX BILL (example 569875 123.00-01-12.300)
Required on all Applications (Section 123.00 Block 01 Lot 12.300)

Tax Map No. Section _____ Block _____ Lot _____

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

<i>Name and address of Applicant</i>	<i>Name and address of Landowner (If other than Applicant)</i>
_____	_____
_____	_____
_____	_____

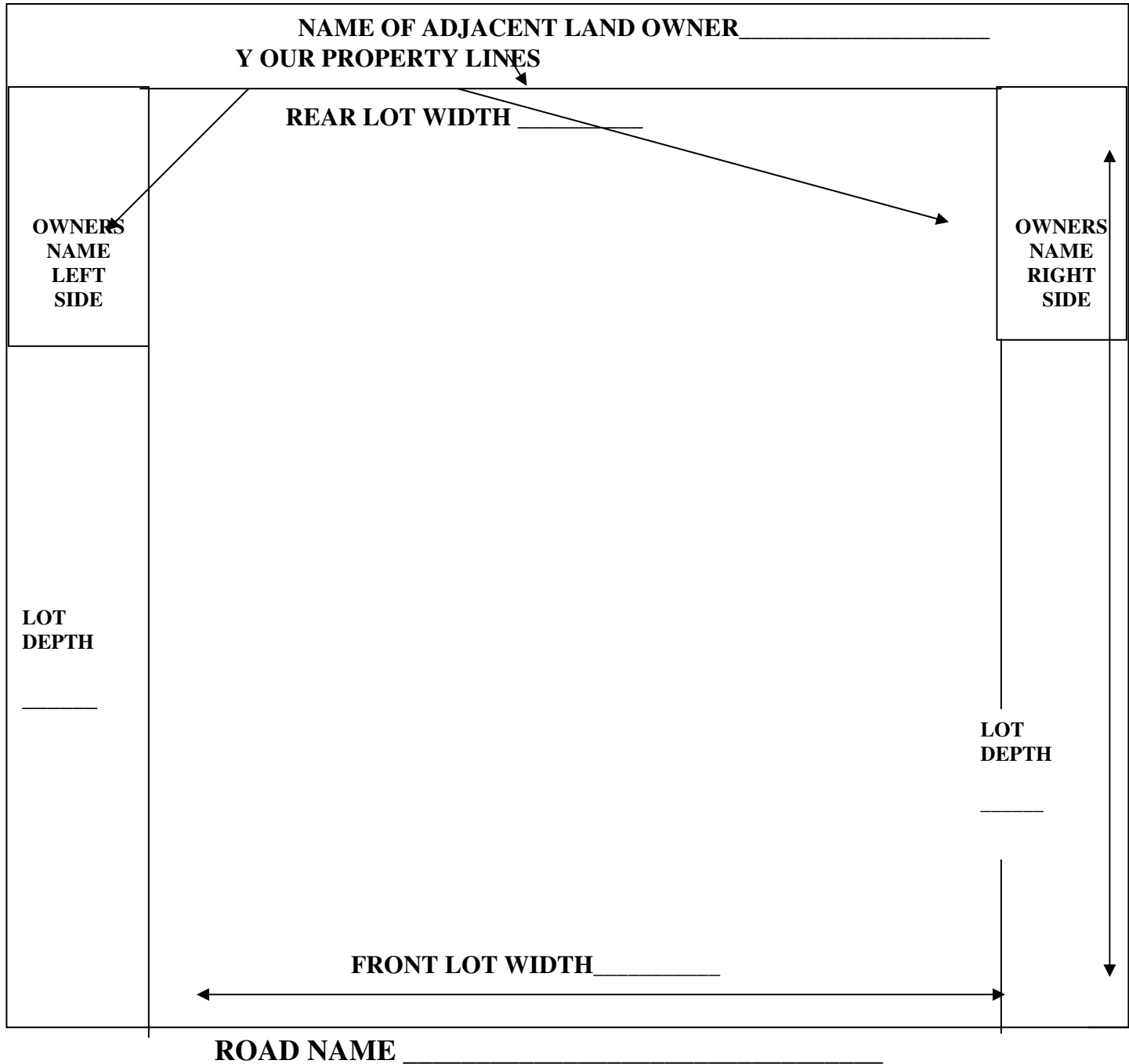
Phone No. _____ Phone No. _____

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 in relation to 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 _____
- 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.

§3303.5 Water accumulation. Provision shall be made to prevent the accumulation of water or damage to any foundations on the premises or the adjoining property.

§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/m²).

§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/m²) 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 (3.6kN/m²) 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.

§3308

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.

(A) The applicant shall notify the County of any changes 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 condition, if any, contained therein.

(B) A BUILDING PERMIT ISSUED PURSUANT TO THIS PART SHALL BE PROMINENTLY DISPLAYED ON THE PROPERTY OR PREMISES TO WHICH IT PERTAINS. IF THE PERMIT ISN'T DISPLAYED SO IT CAN BE SEEN FROM THE ROAD, THE PERMIT MAY BE REVOKED AND A NEW PERMIT WILL HAVE TO BE APPLIED FOR.

(C) IT IS THE OWNER'S RESPONSIBILITY TO SEE THAT THE TOWN OF LOWVILLE CODE ENFORCMENT OFFICE IS NOTIFIED WHEN THE PROJECT WILL BE READY FOR THE NEXT INSPECTION. IF NO NOTIFICATION IS MADE AND WORK CONTINUES, THE PROJECT MAY BE STOPPED AND A FEE OF \$25.00 CHARGED FOR NON-COMPLIANCE.

(D) A building permit issued pursuant to this Part may be suspended or revoked if it is determined that the work to which it pertains is not proceeding in conformance with approved plans, 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 the permit.

(E) A building permit issued pursuant to this Part shall expire three years from the date of issuance or upon the issuance of a certificate of occupancy (other than a temporary certificate of occupancy), whichever occurs first. A permit for a pool or demolition will expire one year from date of issuance.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

Signature of Applicant or Authorized Agent _____ Date _____

I, the undersigned, Building Inspector being an independent contractor and without power of final decision, do hereby recommend to the Town of Lowville Code Enforcement Office that the within building permit application be (approved) (denied). (If the Building Inspector recommends denial of the building permit application, then his reasons are to be attached to the building permit application.)

Date _____ Building Inspector _____

I, the undersigned, County Planning Director of the County of Lewis, hereby (approve) (deny) the within application for building permit.

ALL CONSTRUCTION SHALL CONFORM TO ALL TOWN AND LOCAL ZONING 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

Fuel Gas Code of New York State - Residential Code of New York State

Mechanical Code of New York State

3/17/04