

DEMOLITION

Town of Schroepfel

Code Enforcement Office

69 County Route 57A – Phoenix, NY 13135

315 695-6075

Procedures and General Information for Building Permit

- The homeowner is ultimately responsible for complying with all codes on his/her property. The Codes office will be happy to answer any code related questions you may have, but we cannot monitor every detail of construction, nor can we design your project. If you have doubts about your experience level in this regard, you should consider either consulting with and/or hiring a professional Architect, Engineer or Builder.
- Permit will be issued within five (5) working days after receipt of property completed Permit application packet.
- Survey of property showing location of structure before demolition.
- A certificate of Liability and Compensation insurance from person doing work.
- The building application must be completed in its entirety as it relates to your project.
- Permit will only be issued in the name of the owner of record of the property.
- The building permit fee **must** be paid in full at the time of issuance of permit.
- Demolition permit is only good for six (6) months and cannot be renewed.

Demolition Permit Application Information

This page must be completed in its entirety; items 1 thru 7 are mandatory! Allow (7) days for processing.

Property owner's name _____ Home Phone _____

Property owner's address _____ Cell Phone _____

City _____ State _____ Zip _____ Tax Map # _____

Property address (If different from above) _____

Construction Co. Name _____ Const. Co. Owner _____

Construction Co. Address _____

City _____ State _____ Zip _____

Office Phone _____ Cell Phone _____

01. ☐ self demolition ☐ Controlled F.D. Burn ☐ Contracted (furnish contract)

02. Structure to be demolished ☐ House ☐ Manufactured Home ☐ Garage
☐ Barn ☐ Out-building ☐ Other

03. Furnish written statement of how materials (other than hazardous materials) will be removed from site and disposed of.

04. Copy of deed to the property on which structure is proposed. This property must be in the name of the person applying for the permit. Otherwise, a written, notarized document by the owner giving permission for structure must be provided.

05. Survey map of property showing all existing structures, septic and well. Proposed structure must be depicted with setback dimensions to property lines. (If you do not have a survey map, check with Oswego County Real Property Tax Service at (315) 349-8315.

06. Building Specification sheets fully filled out.

07. ☐ Project in compliance with all zoning requirements ☐ Project needs ZBA Approval

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, 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 homeowner's 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 or less than 40 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 WC/DB-100 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

Homeowners Name Printed

Phone Number

Property Address that requires the building permit:

Sworn to before me this ____ day of

(Clerk or Notary Public)

LAWS OF NEW YORK, 1998

CHAPTER 439

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),
- ♦ a Board-approved self-insured employer (SI-12), or
- ♦ are exempt (WC/DB-100),

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.

♦ 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, 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 (Form C-105.2 or Form U-26.3), 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.

Asbestos Notification

New York State law requires an asbestos inspection of all non-agricultural buildings constructed before January 1, 1974 to determine the presence of asbestos prior to the commencement of any demolition work.

Asbestos may be present in roofing, siding, plaster, insulation, flooring, and many other building materials from that era.

It is the owners responsibility to contact:

Asbestos Control Bureau
NY State Dept. of Labor
450 S. Salina Street
Syracuse, New York 13202
315 - 479-3215

To determine his/her responsibility under these statutes prior to beginning demolition.

The law provides for severe monetary penalties for failure to handle or dispose of asbestos materials.

Applicants Signature:

_____/_____
Please Print Singed

Date