

**Town of Broadalbin
Fulton County
Broadalbin, NY 12025**

BUILDING PERMITS

- A. A building permit shall be required for any work which must conform to the Uniform Code and/or the Energy Code, including, but not limited to, the construction, enlargement, alteration, improvement, removal, relocation or demolition of any building or structure or any portion thereof, and the installation of a solid-fuel-burning heating appliance, chimney or flue in any dwelling unit. No person shall commence any work for which a building permit is required without first having obtained a building permit from the Code Enforcement Officer.**
- B. Exemptions. No building permit shall be required for work in any of the following categories:**
- 1. Construction or installation of one-story detached structures associated with one or two family dwellings or multiple single family dwellings (townhouses) which are used for tools and storage sheds, playhouses or similar uses, provided the gross floor area is less than 144 square feet.**
 - 2. Installation of swings and other playground equipment associated with a one or two story dwelling or multiple single family dwellings (townhouses).**
 - 3. Installation of swimming pools associated with a one or two family dwelling or multiple single family dwellings (townhouses) where such pools are designed for a water depth of less than 24 inches and are installed entirely above ground.**
 - 4. Installation of fences which are not part of an enclosure surrounding a swimming pool.**
 - 5. Construction of retaining walls, unless such walls support a surcharge or impound Class I, II or IIIA liquids.**
 - 6. Construction of temporary motion picture, television and theater stage sets and scenery.**
 - 7. Installation of window awnings supported by an exterior wall of a one or two family dwelling or multiple single family dwellings (townhouses).**
 - 8. Installations of partitions or movable cases less than five feet nine inches in height.**
 - 9. Painting, wallpapering, titling, carpeting, or other similar finish work.**
 - 10. Installation of listed portable electrical, plumbing, heating, ventilation or cooling equipment or appliances.**
 - 11. Replacement of any equipment, provided the replacement does not alter the equipment's listing or render it inconsistent with the equipment's original specification.**
 - 12. Repairs, provided that such repairs do not involve cutting or removal of any load bearing walls, change of egress, change of building system, or removal of fire protection system.**

Construction Inspections

- A. Work to remain accessible and exposed. Work shall remain accessible and exposed until inspected and accepted by the Code Enforcer or by an inspector authorized by the Code Enforcer. The permit holder shall notify the Code Enforcer when any element of work described is ready for inspection.
- B. Elements of work to be inspected. The Following elements of the construction process shall be inspected, where applicable:
1. Work site prior to the issuance of a building permit.
 2. Footing and foundation.
 3. Preparation for concrete slab.
 4. Framing.
 5. Building systems, including underground and rough-in.
 6. Fire resistant penetrations.
 7. Fire resistant construction.
 8. Solid fuel burning heating appliances, chimneys, flues or gas vents.
 9. Energy code compliance.
 10. A final inspection after all work authorized by the building permit has been completed.

Stop Work Orders

The Code Enforcer shall issue a stop-work order if any work is determined by the Code Enforcement Officer to be contrary to any applicable provision of the Uniform Code or Energy Code, without regard to whether such work is or is not work for which a building permit is required, and without regard to whether a building permit has or has not been issued for such work. Also any work done in an unsafe manner, or any work being done without a required permit issued, or invalid or expired.

Upon the issuance of a Stop-Work Order, the owner of the affected property shall immediately cease all work which is the subject of the Stop-Work Order.

Certificate of Occupancy

Certificate of Occupancy shall be issued when all work is completed in accordance of the Uniform Code and Energy Code.

Any other inquiries can be answered by the Town Code Enforcement Officer at 518-883-8443