

TOWN OF STRATFORD

Fulton County
Norman Wright, Code Enforcement Officer
120 Piseco Road
Stratford, New York 13470
Phone: (315)429-8612 or (315) 891-4069
Fax: (315)429-0527

FEES FOR IMPLEMENTATION OF BUILDING CODE (as of 4/26/2016, not including electrical inspections)

No permit required – 0 to 140 sq. ft. (Storage building, no electric, no permanent foundation.)

Homes – Ten cents (\$.10) per sq. ft. (including septic system).

Additions – 1 – 250 sq. ft. - \$25.00; 251 – 1,000 sq. ft. – Ten cents (\$.10) per sq. ft.; 1001 and up - eight cents (\$.08) per sq. ft.

Septic System - \$25.00, **must be designed by a licensed professional.**

Garages – Utility – Storage – Five Cents (\$.05) per sq. ft. or \$25.00 minimum.

New Mobile Homes - \$60.00, (including septic system).

Industrial and Commercial – Five Cents (\$.05) per sq. ft.

Building Permit Renewal - \$20.00

Installing Swimming Pools - \$20.00

Plan Review (no permit is requested) – 50% of permit cost.

Certificate of Occupancy – No Charge unless engineered trusses (roof and floor) are used - \$20.00.

Decks – over 140 sq. ft. – Five cents (\$.05) per sq. ft. or \$25.00 minimum.

Chimney Fire Inspection – No Charge.

Replacing Mobile Homes - \$30.00.

Demolition – No Charge. Demolition/Burn - \$25.00.

Initial installation or replacement of an oil burner and/or oil tank – no charge.

New chimney or solid fuel burning heating device installation - \$20.00.

Roof replacement - \$25.00.

The fee that must accompany this permit application and the provisions in the Education Law requiring drawings to bear the seal of a NYS Registered Architect or licensed Professional Engineer are both based on the proposed building size expressed in square feet. To determine square footage, use outside dimensions and include areas of habitable basements and all above

grade floor levels except non-habitable attics. Do not include areas of attached or detached garages or carports.

If the area of the new residential building is greater than 1,500 square feet or if the cost of the alterations or addition exceeds \$20,000, or if the addition or alteration will have an effect on either structural or public safety, plans submitted must bear the original seal and signature of a NYS licensed Professional Engineer or Registered Architect as provided for in Section 7307 and 7209 of the new York State Education Law.

Any non-emergency inspections requested outside of established business hours by appointment will be billed at the rate of \$15.00 per hour (minimum of 2 hours) in addition to permit fee.

In the event that an application for a building permit is not approved, the applicant shall be entitled to a refund of 50% of the fee paid, provided no work has commenced. If the work has commenced and application is not approved, the fee shall not be refunded.