



# Town of Philipstown

Code Enforcement Office  
 238 Main Street, PO Box 155  
 Cold Spring, NY 10516

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4414

## ADDITION ONE & TWO FAMILY DWELLING

Up to Three Stories

1. **BUILDING/ZONING PERMIT APPLICATION** - The applications must be filled out in sufficient detail and signed by the owner of the property or by an authorized agent/contractor with the submission of the **AGENT AUTHORIZATION FORM** other legal instrument authorizing the applicant to for sign and obtain the Building Permit.
2. **CONSTRUCTION DRAWINGS** - Submit two (2) sets plans and specifications bearing the signature of a Professional Engineer or Registered Architect, this includes Modular Homes, Manufactured Homes, alternate foundations systems, type and location of heat producing equipment and R-Values for the walls, ceilings, floors, windows and doors, utility plan for electrical, mechanical and plumbing systems in compliance with the Residential Code of New York State 2010, Subchapter J. The plans and specifications for a building permit shall provide sufficient information to permit a determination that the intended work accords with the requirements of the 2010 Residential Code of New York.
3. **ENERGY EFFICIENCY COMPLIANCE** – 2010 Residential Code of New York Chapter 11 section N1101.3.1 showing compliance software, construction documents showing the applicable provisions and written statement by professional Engineer and submission of REScheck.
4. **CLIMATIC and GEOGRAPHIC DESIGN CRITERIA** - Table R301.2(1)

Ground Snow Load	Wind Speed (MPH)	Seismic Design Category	Subject to Damage From			Ice Barrier Underlayment Requirement	Flood Hazards
			Weathering	Frost Line Depth	Termite		
30 Pg	90 V <sub>3s</sub> See Note a	C	Severe	42"	Moderate to Heavy	YES	NFIP 2013 See note b

- a. Town of Philipstown is in a *Special Wind Region*
- b. Flood Rate Insurance Map #361026C, dated March 4, 2013

5. **SITE PLAN** - A survey of the land prepared by a New York State Licensed Land Surveyor, Professional Engineer or Registered Architect showing the location of the proposed dwellings to be constructed, in conformance with the Town of Philipstown Zoning Law, Filed Map, showing location of the driveway, water supply, sewage disposal system and soil and erosion control measures during construction. Some projects may require Site Plan approval from the Planning Board.
6. **SEWAGE DISPOSAL SYSTEM and POTABLE WATER SUPPLY** – Where an increase in the number of bedrooms are proposed an approval from the Putnam County Health Department is required.



7. **VERIFY ACCESS to PUBLIC ROAD** – Properties located on a private road need to demonstrate compliance with Chapter 112, Part 3 Open Development Area Building Permits, of the Code of the Town of Philipstown.
8. **PUTNAM COUNTY LICENSED CONTRACTORS & SUBCONTRACTOR FORM** a copy of the Putnam County license(s) to be submitted and shown on the building permit application.
9. **SANITARY FACILITY** – Toilet facilities shall be provided for **construction workers** and such facilities shall be maintained in a sanitary condition. Construction worker toilet facilities of the nonsewered type shall conform to ANSI Z4.3. Plumbing Code of New York State section P311.1.
10. **WORKERS' COMPENSATION and EMPLOYEE LIABILITY** – Proof of insurance must be submitted from the contractor at the time of application. **ACORD FORMS** are not acceptable as proof of insurance.
  - Contractor with The State Insurance Fund must submit form U26.3 and DB-120.1.
  - Contractor with Private Insurance must submit form C-105.2 and DB-120.1.
  - Contractor who is self insured must submit form SI-12 or GSI-105.2 and DB-155.
  - Contractors who are exempt from Workers' Compensation must submit form CE-200.
  - An owner applying for the permit who occupies the residence may submit form BP-1 affidavit.

