

Town/Village of Mayfield

**28 N. School St.
Mayfield, NY 12117**

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 Building Inspector/Building Inspector/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 pictures, 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 finishing 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 Building Inspector/Code Enforcement Officer or by an inspector authorized by the Building Inspector/Code Enforcement Officer. The permit holder shall notify the Building Inspector/Building Inspector/Code Enforcement Officer 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.**

Stop Work Orders

The Building Inspector/Code Enforcement Officer shall issue a stop-work order if any work is determined by the Building Inspector/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 Compliance

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

Any other inquiries can be answered by the Town/Village Building Inspector/Code Enforcement Officer at 518-661-5414 ext. 30.