

Building Department Instructions

General Information

The [Permit Information Packet](#) provides an overview of the permit process, including the types of activities that require a building permit and the documentation and steps needed from application to project completion.

Permit Application Information

Utilize the table below (continued on page 2) to identify the required forms and documents needed to prepare a complete application.

Please note that all required documents must be completed, signed and submitted to the Building Department before the permit application can be processed.

Insurance	Contractor	No Contractor
Required for all issued permits	<ul style="list-style-type: none"> Liability Disability Workers Comp / CE 200 	<ul style="list-style-type: none"> BP-1 (Insurance Exemption Affidavit), signed and notarized (notary service available at Town Hall by appt.)
Permit Type	Contractor	No Contractor
<p>Fence Applicable Zoning Code regulations Fence Information Sheet</p> <p>Shed / Accessory Structure Applicable Zoning Code regulations Shed Information Sheet</p>	<ul style="list-style-type: none"> Building Permit Application, completed and signed Your property's survey map, with the fence/accessory structure location drawn in and labeled with dimensions and setbacks from property line (Sample) Picture or specification of the fence type/style (if available/provided) Signed Acknowledgment of Compliance 	<ul style="list-style-type: none"> Building Permit Application, completed and signed Your property's survey map, with the fence/accessory structure location drawn in and labeled with dimensions and setbacks from property line Picture or specification of the fence type/style (if available/provided) Signed Acknowledgment of Compliance Notarized BP-1 Insurance Exemption (if eligible)
<p>Deck Applicable Zoning Code regulations Deck Information Packet</p>	<ul style="list-style-type: none"> All of the forms above, plus: Deck specification sheet Scaled drawing(s) that show the construction of the deck 	<ul style="list-style-type: none"> All of the forms above, plus: Deck specification sheet Scaled drawing(s) that show the construction of the deck

Permit Type	Contractor	No Contractor
<p align="center">Pool</p> <p align="center">Applicable Zoning Code regulations</p> <p align="center">Pool Information Sheet</p>	<ul style="list-style-type: none"> • Building Permit Application, completed and signed • Your property's survey map, with the pool drawn in and labeled with dimensions and the setbacks from property lines and overhead/underground electrical wires • Proof of purchase of the pool alarm • Proof of house alarm (if needed) • Description of barrier (if needed) 	<ul style="list-style-type: none"> • Building Permit Application, completed and signed • Your property's survey map, with the pool drawn in and labeled with dimensions and the setbacks from property lines and overhead/underground electrical wires • Proof of purchase of the pool alarm • Proof of house alarm (if needed) • Description of barrier (if needed) • Notarized BP-1 Insurance Exemption (if eligible)
<p align="center">Plumbing Permit</p> <p align="center">(To be performed by plumber licensed in the Town of Irondequoit)</p> <p align="center">Plumbers must obtain their license to work in the Town annually. (Link to application)</p>	<ul style="list-style-type: none"> • Plumbing Permit Application, completed and signed • Depending on complexity of project, the Building Inspector may require specifications and/or scaled construction drawings. 	<p align="center">Not Applicable.</p>
<p align="center">All other permit types</p>	<ul style="list-style-type: none"> • Building Permit Application, completed and signed • Your property's survey map. For any project that will extend/add onto an existing structure or result in a new structure, please mark the location on the map. Scaled construction drawings (stamped by NYS licensed design professional may be required) 	<ul style="list-style-type: none"> • Building Permit Application, completed and signed • Your property's survey map. For any project that will extend/add onto an existing structure or result in a new structure, please mark the location on the map. • Scaled construction drawings (stamped by NYS licensed design professional may be required). • Notarized BP-1 Insurance Exemption (if eligible)

Permit Fee

The required permit fees are outlined in the adopted [2020 Fee Schedule](#).

Submission Options

Email

Email all required documents and forms in PDF or JPG format to: building@irondequoit.org. In the e-mail subject line, please provide the property address (i.e., "Permit Application for (your property address) ").

For email submissions, permit fee payments can be mailed, hand delivered, or dropped in the drop box at Town Hall, at 1280 Titus Avenue, Rochester, NY 14617. Checks or money orders should be made payable to Town of Irondequoit. Cash and credit card payments must be made by appointment at Town Hall.

Mail

Place all required documents, forms and application fee in an envelope and send to:

Town of Irondequoit Building Department
1280 Titus Avenue
Rochester, NY 14617

Town Drop Box

Put all required documents, forms and application fee in an envelope labeled “Town of Irondequoit Building Department” and place in the drop box located outside of the Irondequoit Police Department (next to flagpole).

Hand Deliver

Put all required documents, forms and application fee in an envelope labeled “Town of Irondequoit Building Department” and hand in at the first-floor reception area.

Other Application Types

- Change of Occupancy or Change of Use (Non-Residential) – Please complete change of occupancy application and send to Kerry Ivers at kivers@irondequoit.org.
- Sign Permit – Please complete a building permit application and submit to Donna Martello at dmartello@irondequoit.org.
- Floodplain Permit – Required for work in a designated flood zone. Please complete floodplain permit application and send to Donna Martello at dmartello@irondequoit.org.



a town for a lifetime
IRONDEQUOIT *New York*

BUILDING PERMIT APPLICATION

Application Date _____ Property Type: Residential Non-Residential

PROJECT ADDRESS

APPLICANT/CONTACT PERSON INFORMATION: (Property owner is the applicant.)

Name _____ Cell Phone _____

E-mail _____ Other Phone _____

PROPERTY OWNER INFORMATION:

Name _____ Cell Phone _____

E-mail _____ Other Phone _____

CONTRACTOR: (check if not applicable)

Name _____ Cell Phone _____

E-mail _____ Other Phone _____

Company Address _____

DESIGN PROFESSIONAL INFORMATION: (check if not applicable)

Company Name & Address _____

Contact Name _____ Phone _____

E-mail _____ Cell Phone _____

TYPE OF WORK (check all that apply):

New Construction Remodeling Addition Demo Sign Fence/Accessory

Proposed Dimensions / Total SF: _____ / _____ Proposed Height (feet): _____

Estimated Construction Cost (including installation costs): _____

Does the project include plumbing work? No Yes (Plumbing Permit Required)

Does the project include sprinklers, alarms or other Fire Marshal approval? No Yes (Fire Marshal Permit Required)



DESCRIPTION OF WORK (Full Scope of Work):

PERMISSION TO ACCESS THE PROPERTY:

I do agree and consent to allow the Town of Irondequoit to inspect the property in its entirety as part of the Town’s requirements for issuance of a Certificate of Occupancy and/or a Certificate of Compliance. Inspection permission includes all construction inspections required with the permit, any and all necessary re-inspections, and any audit inspections, until such time as a Certificate of Occupancy or Certificate of Compliance is issued.

THIRD PARTY ELECTRICAL INSPECTIONS:

If the project requires a third party electrical inspection, proof of final inspection must be provided to the Town before Certificate of Occupancy or Certificate of Compliance can be issued.

Applicant Signature

Date

(For Office Use Only)

Included with Application:

- Instrument Survey Map (Required)
- Construction Plans (____ Check here if N/A.)
Two (2) hard copy sets; one (1) digital file
- Contractor Insurances (f applicable)

Application #: _____

Application Approved: Yes No

Initials: _____

Date: _____



PLUMBING PERMIT APPLICATION

Application Date _____ Property Type: Residential Non-Residential

PROJECT ADDRESS

PLUMBING CONTRACTOR INFORMATION:

Name _____ Phone _____

E-mail _____ Cell Phone _____

Company Address _____

Town of Irondequoit License Expiration Date: _____

PROJECT CONTACT INFORMATION (check if contact is the owner):

Name _____ Phone _____

PROPERTY OWNER INFORMATION:

Name _____ Phone _____

TYPE OF WORK (check all that apply):

New Construction Renovation Addition Other

FULL SCOPE OF WORK :

(Please complete detailed checklist and provide signature on next page.)

(For Office Use Only)

Included with Application:

- Instrument Survey Map (Required)
- Construction Plans (____Check here if N/A.)
- Contractor Insurances (f applicable)

Application #: _____

Application Approved: Yes No

Initials: _____

Date: _____



PLUMBING FIXTURE CHECKLIST

Fixture Type	Quantity	Other Plumbing Features	Quantity
Backflow	_____	Garbage Disposal	
Basins	_____	Grease Trap(s)	
Bath Tub	_____	Hot Water Heater	
Conductors	_____		
Dishwasher	_____		
Drains (Type)	_____		
Drinking Fountain	_____		
Laundry (Box)	_____		
Laundry (Washing Machine)	_____		
Laundry Tray	_____		
Lot Line Cleanout	_____		
Sewage Ejector	_____		
Sewer (Storm)	_____		
Sewer (Sanitary)	_____		
Sewer (Repair)	_____		
Shower (Stall)	_____		
Sinks (Kitchen)	_____		
Sinks (Hand)	_____		
Sinks (Mop)	_____		
Sinks (Bar)	_____		
Sinks (3 Comp)	_____		
Sinks (Vegetable)	_____		
Trays	_____		
Water Closet (Toilet)	_____		
Other _____	_____		
Other _____	_____		

Total Fixture Count _____

Plumber Signature

Date



Floodplain Permit Application

PROJECT ADDRESS

PROPERTY OWNER INFORMATION:

Name _____ Phone _____

E-mail _____ Cell Phone _____

Address (if different than project): _____

APPLICANT/CONTACT PERSON INFORMATION: (check if applicant is property owner)

Name _____ Phone _____

E-mail _____ Cell Phone _____

CONTRACTOR: (check if not applicable)

Name _____ Phone _____

E-mail _____ Cell Phone _____

Company Address _____

LICENSED DESIGN PROFESSIONAL (check if not applicable)

Company Address _____

Contact Name _____ Phone _____

E-mail _____ Cell Phone _____

(OVER)



Floodplain Zone: _____

Base Flood Elevation: _____

Flood Insurance Rate Map (FIRM) Panel #: _____

Proposed Activity(ies): (Please check all that apply)

<input type="checkbox"/>	Grading/Fill	<input type="checkbox"/>	Demolition
<input type="checkbox"/>	Accessory Structure	<input type="checkbox"/>	New Construction
<input type="checkbox"/>	Renovation / Rehab	<input type="checkbox"/>	Other:

Description of Work:

Required Supporting Information:

- Survey map / scaled site plan
- Topographic mapping with existing and proposed elevations of all structures
- Stamped construction drawings / details (if applicable)
- Copies of other agency permits / correspondence (if applicable)
- Other documentation prepared by a licensed design professional that illustrates floodplain mitigation/impacts
- Elevation Certification of proposed lowest elevation of structures may be required. For habitable structures, this includes basements.
 - NOTE: For new construction and/or reconstruction required to meet current floodplain construction standards, the lowest elevation must be at least two (2) feet above base flood elevation (BFE).



Change of Occupancy / Use Application

Change in Occupancy/Use: _____ to _____
(Former use/business) (New use/business)

Business Location: _____
(Mailing address and zip code) (Plaza name and address, if applicable)

Business Name: _____
(Business name) (Legal business name, if different)

Zoning District: _____

Business Owner Contact: _____
(Business Owner Name, Street Address, City, State, Zip Code)

(Phone) (E-mail)

Property Owner Contact: _____
(if different) (Property Owner Name Street Address, City, State, Zip Code)

(Phone) (E-mail)

Description of new occupancy/use:

Proposed hours of operation:

(Please answer all of the following questions.)

Yes No

Is the proposed use/business permitted within the zoning district?

Is a permit for construction required? (If yes, a separate building permit application and fee(s) must be submitted to the Building Dept.)

Does the proposed business/use require any town, county, state or federal license(s) to operate? (If yes, Town requires a copy of license and signed Affidavit of Compliance and Good Standing.)

Applicant Name (Print)

Applicant Signature

Date

Required With Application

- _____ Copy of site plan/survey instrument
- _____ Scaled floor plan(s), labeled with use(s) of space
- _____ Lease or written permission if not property owner

Office Use Only
Approved by: _____
Date: _____



Acknowledgement of Compliance

Property Address: _____

Project Type:

- Fence Shed Gazebos Portable/Temporary Sign 3-Season Room**

I, _____ am the (please check one box below):
Print Name

- Owner (occupant)
 Owner (non-occupant)
 Tenant or Contractor*

***Tenant or contractor:** I have the permission from the owner: _____
Owner's Name

I do hereby certify that I will comply, or have complied, with the permit, issued to me by the Town of Irondequoit on: ___/___/____. The project will be/has been completed in accordance with all applicable New York State and Town of Irondequoit building codes and ordinances.

I am supplying a survey map of this property prepared by: _____ Dated: _____
Name of Land Surveying Company

I have added any additional structures that are not shown on the survey instrument map.

I attest that the forgoing statements are accurate to the best of my ability.

****If project is a 3-season room:** I understand that this room is not heated, and is a 3-season room only. This 3-season room does not comply with the current New York State Energy Code for occupied space. I further state that if at any time in the near future I wish to convert this 3-season room to a habitable living space, I will need to obtain a building permit and must comply with then current New York State Energy Code. Initial here _____

Signature: _____ Date: _____

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, and 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 homeowners 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 of less than 40 hours 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 CE-200 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)

(Homeowner's Name Printed)

Home Telephone Number _____

Property Address that requires the building permit:

<p><i>Sworn to before me this _____ day of</i> _____, _____.</p> <p>_____ <i>(County Clerk or Notary Public)</i></p>
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Once notarized, this BP-1 form serves as an exemption for both workers' compensation and disability benefits insurance coverage.



Deck & Pool Deck Requirements and Guidelines

Building Permits

Required all types of decks, or front stoop attached to or detached from property.

Definition

Attached (within 10 Ft of house), OR Unattached (farther than 10 Ft), OR Pool Decks

Permit Application Requirements

- Completed signed application.
- Permit Fee: \$75 Each residential
\$125 Each non-residential.
- Proof of Contractor Insurance.
- Copy of a survey map.
- **You must also fill out the back of this page and include in application.**
- Submit **two** copies of detailed construction drawings showing a **cross section** with footing depth, connection at house, and deck height above grade. Approved flashing is required at all points of attachment.

Required Inspections

- 1) **Footing** - Footers must be at least 42 inches deep and must be inspected before concrete is placed.
- 2) **Rough Framing**
- 3) **Final** – Certificate of Compliance

Design

Deck design must comply with all requirements of 2012 International Residential Code Deck Construction Guide post to beam requirements. Deck location must also comply with all applicable zoning regulations related to required setbacks.

Attached Deck

Please see Town Code guidelines pertaining to Lot and Bulk requirements for residential districts. (Attached on last page) Front Entrance platforms 32 square feet or less (not including stairs) may project into the minimum front yard setback.

Detached Deck

Accessory structures and uses shall not be located within the required front yard and shall not be located closer to the front lot line than the front building line of the principal structure. Accessory structures attached to the principal structure or within 10 feet of the principal structure shall be considered to be an integral part thereof, and the front, side, and rear yard requirements of the applicable district shall apply. Detached accessory structures and uses shall be located no closer than four feet to rear or side property lines and no closer than six feet to the principal building. Accessory structures detached from the principal structure shall not be higher than the principal structure or 12 feet, whichever is less.

Pool Decks

Any access from the yard onto the deck must have a 48-inch-high self-closing, self-latching, gate that opens away from the pool deck only. Any Access to the pool deck from the house must either have a 48 inch self-closing, self-latching, gate separating the house from the pool, or if no gate separating any door with direct access to the pool shall be equipped with an alarm in accordance with UL 2017, (see Town of Irondequoit pool hand out for more details.

Landing must have guardrails and gate that meet the pool barrier requirements. Landing minimum 48” in width, and a minimum 60” in length. Stairs should be to grade with typical railings. Top of deck is a minimum 45 Inches above grade. Typical beams with post, and typical guardrail along deck.

**See setback requirements on back page.*

Overhead Electric Lines

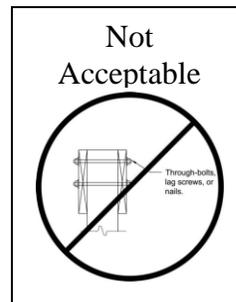
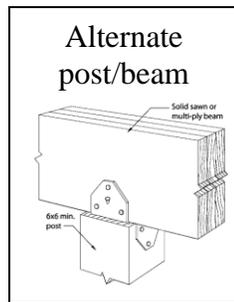
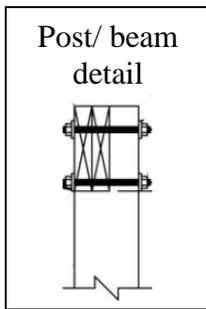
Overhead electrical lines must be 10 feet away from the water’s edge vertically and horizontally.

Please provide a drawing of the proposed deck including the Following information:

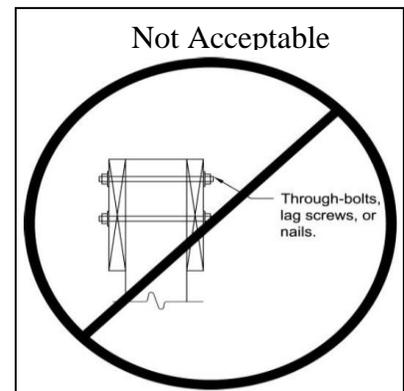
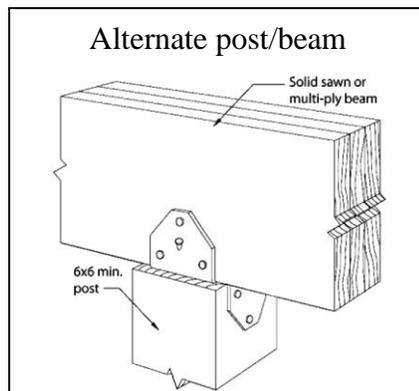
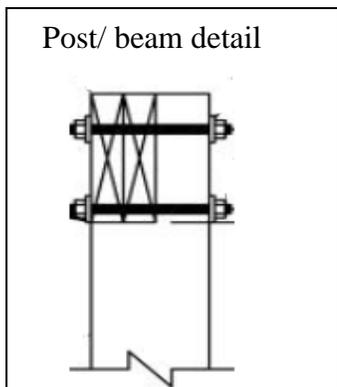
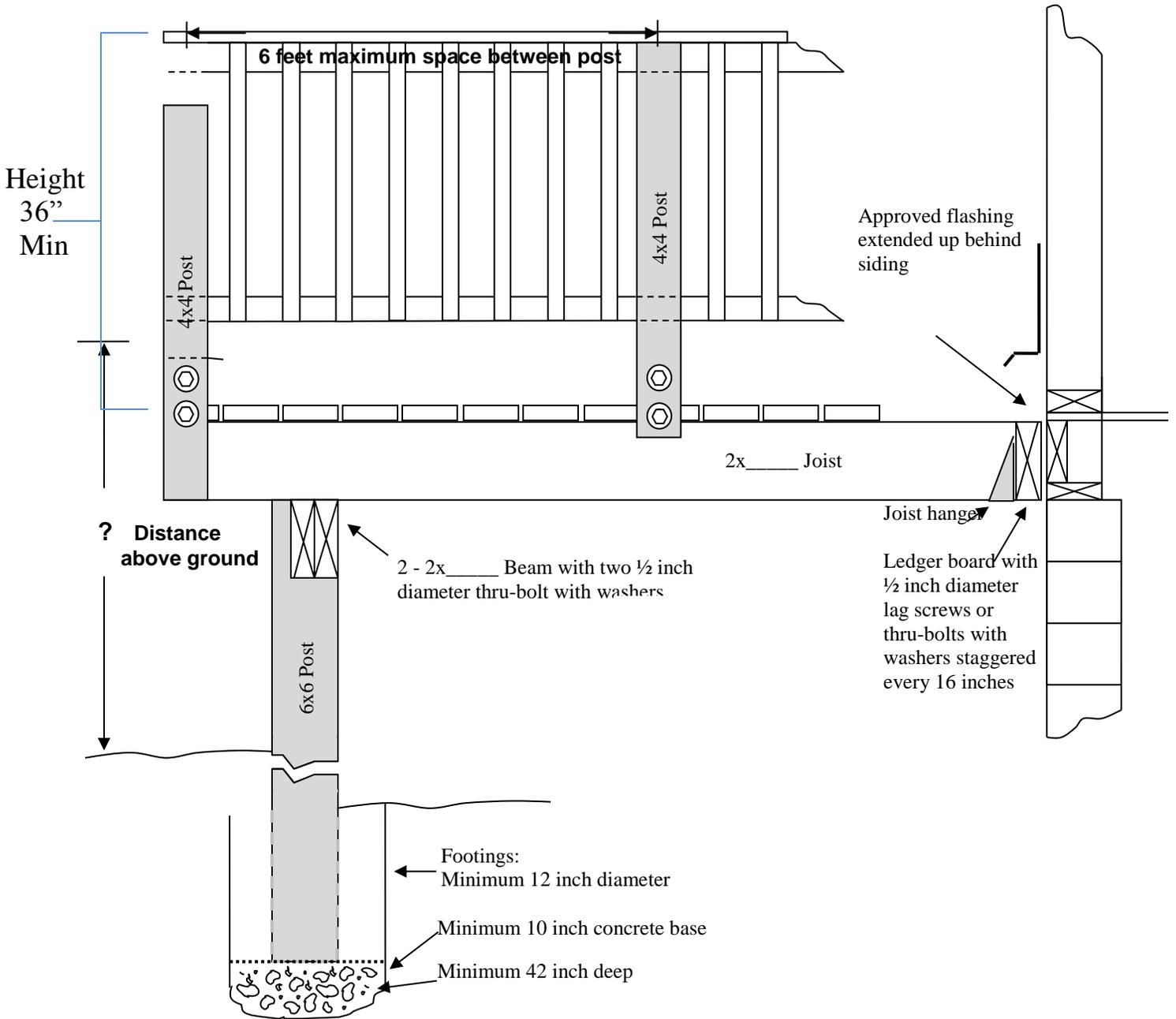
1. Overall size of deck: _____
2. Size of floor joists 2" x _____
3. Spacing of floor joists (check one): 16" o.c. 24" o.c. Other _____
4. Size of beams: _____
5. Spacing of beams: _____
6. Size of post (check one): 4" x 4" 6" x 6" Other _____
7. Is the deck going to be attached to the house? Yes No

If yes, size of the ledge board: 2" x _____

8. Type of decking: Composite Wood Other _____.
9. Stairway Tread Width (MIN 36") _____
10. Stairway Tread Depth (MIN 10") _____
11. Stairway Riser height (8 1/4 " MAX) _____
12. Handrail height (MIN 34"- 38" MAX) _____
13. Please indicate Footer depth: _____
14. Please indicate footer diameter: _____
15. Please indicate which if the following you will be using (check one):



Example Deck Cross Section



Span Limitations for Joist and Beams

Spans for joist at 16 inch on center: $2 \times 8 = 10' - 6''$ $2 \times 10 = 15' - 2''$ $2 \times 12 = 17' - 10''$

Maximum cantilever for joist: $2 \times 6 = 24''$ $2 \times 8 = 30''$ $2 \times 10 = 36''$ $2 \times 12 = 36''$

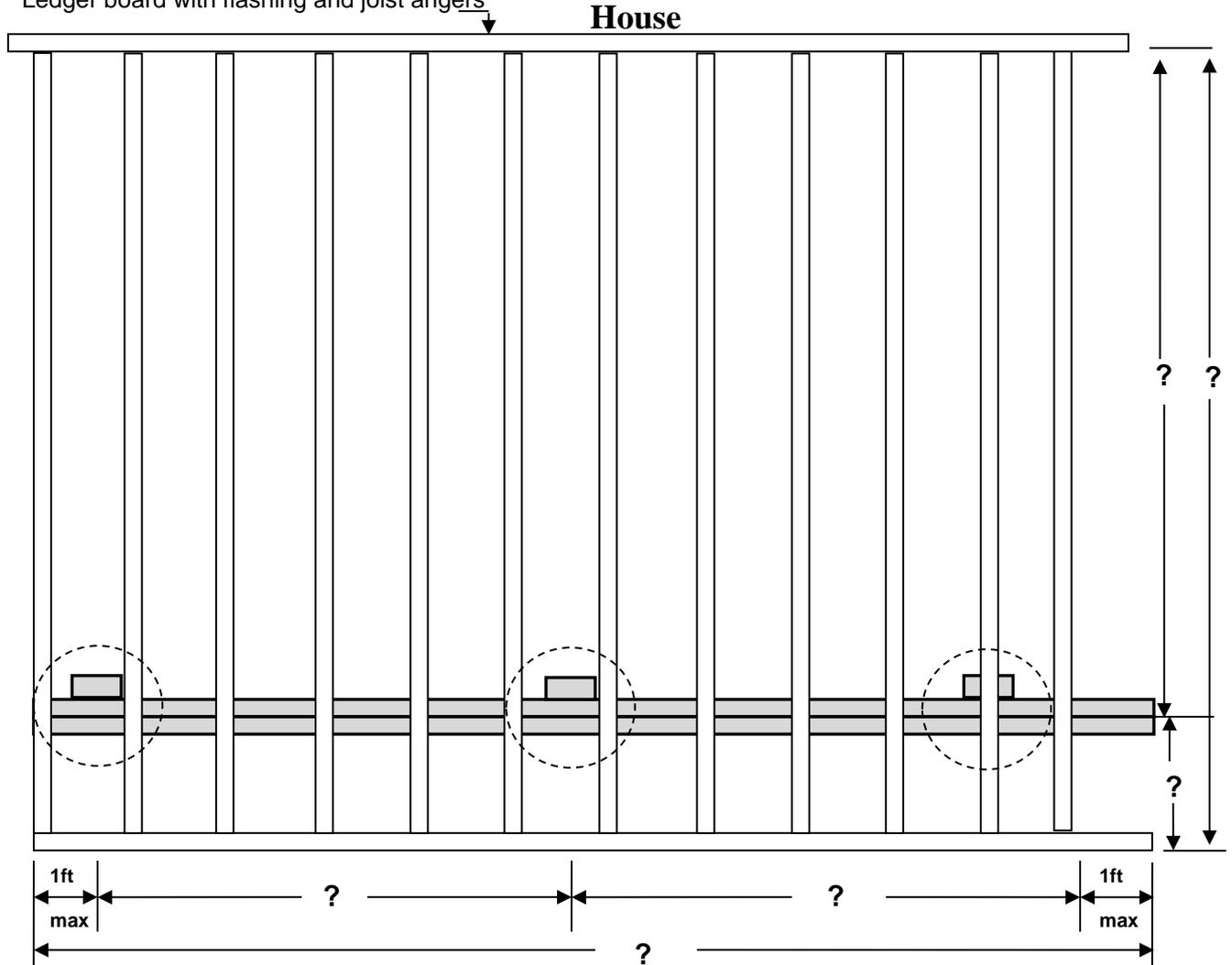
Spans for beams: $(2) 2 \times 6 = 4'$ $(2) 2 \times 8 = 6'$ $(2) 2 \times 10 = 8'$ $(2) 2 \times 12 = 10'$

Beams can extend past end post a maximum distance of 1 foot

Example Deck Top View

- Add beams as needed to fit your design.
- Fill in dimensions to fit your design.
- Indicate the distance from the ground to the top of the deck.
- **Decks can be free standing and not attached to the house, this would require additional beams.**

Ledger board with flashing and joist angles



Guidelines for Handrails and Guards

Handrails and guards are two different components.

- A **handrail** is a horizontal or sloping rail intended for grasping by the hand for guidance or support.
- A **guardrail** is a building component located at the open sides of elevated walking surfaces and stairs that minimizes the possibility of a fall from the walking surface to the level below.

Handrails:

1. Handrails shall be continuous on at least one side of each continuous run stairs with 4 or more risers.
2. Top of handrails shall be placed no less than 34 inches or more than 38 inches above the stair nosing.
3. Handrails must be continuous the entire length of the stairs, from a point directly above the top riser to a point directly above the lowest riser, and return to a wall or post.
4. Handrails shall be placed at least 1-1/2 inches from any wall or other obstruction and cannot project more than 4-1/2 inches over the stairs.
5. The handgrip area shall not be less than 1-1/4 inches or more than 2-3/4 inches in width.

Type I: Handrails with a circular cross section shall have an outside diameter of at least 1-1/4 inches and not greater than 2 inches. If the handrail is not circular it shall have a perimeter dimension of at least 4 inches and not greater than 6-1/4 inches with a maximum cross section dimension of 2-1/4 inches.

Type II: Handrails with a perimeter greater than 6¼ inches shall provide a graspable finger recess area on both sides of the rail. The finger recess shall begin within a distance of ¾ inch measured vertically from the tallest portion of the profile and achieve a depth of at least 5/16th inch within 7/8 inch below the widest portion of the profile. This required depth shall continue for at least 3/8 inch to a level that is not less than 1- ¾ inches below the tallest portion of the profile. The minimum width of the handrail above the recess shall be 1¼ inches to a maximum of 2- ¾ inches. Edges shall have a minimum radius of 0.01 inch.

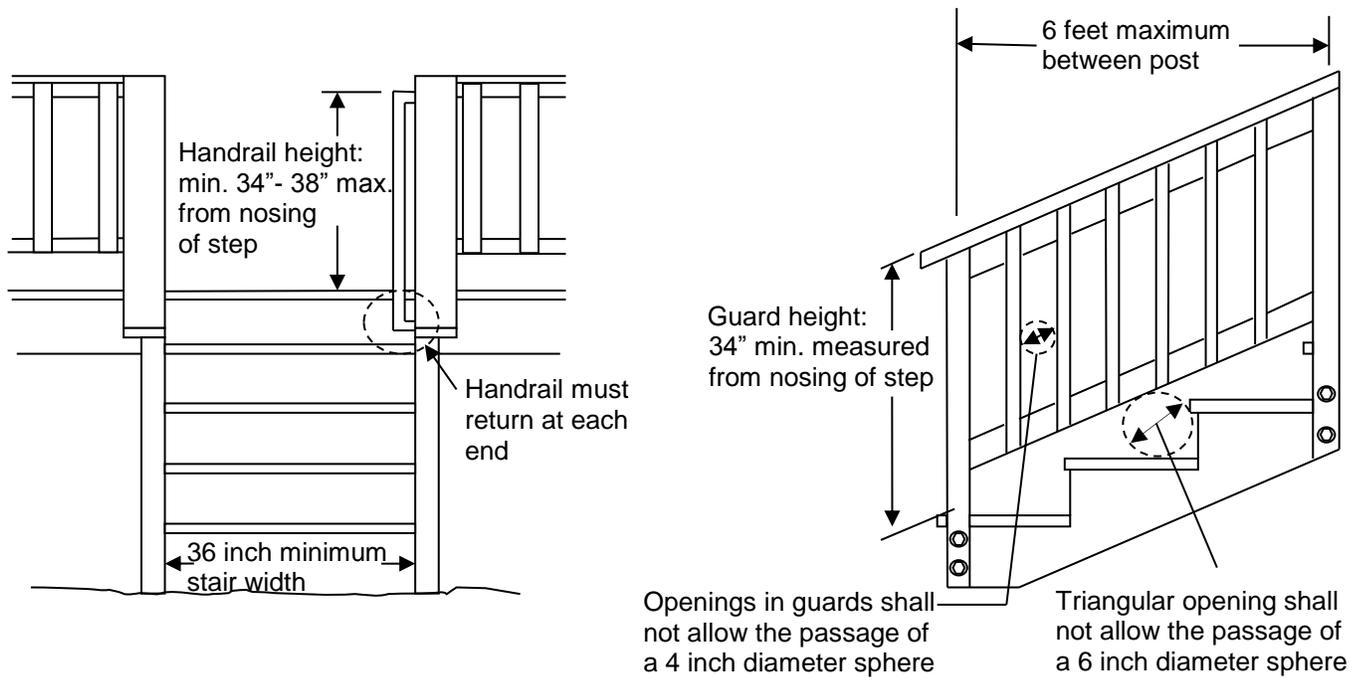
Guards:

1. Open sides of stairs with a total rise of more than 30 inches above the floor or grade below shall have guards not less than 36 inches in height measured vertically from the nosing of the treads.
2. The requirement for guards along open sides of stairs not only applies to the portion of a stairway that is more than 30 inches above the adjacent floor, but it also applies to any portion of a flight of stairs less than 30 inches above the floor.
3. All guards shall have intermediate rails or ornamental closures that prohibit the passage of a sphere 4 inches or more in diameter. The triangular openings formed by the riser, tread and bottom rail of a guard at the open side of a stairway are permitted to be of such a size that a 6-inch sphere cannot pass through.
4. When designed properly, the top rail of a guard can also serve as the required handrail.

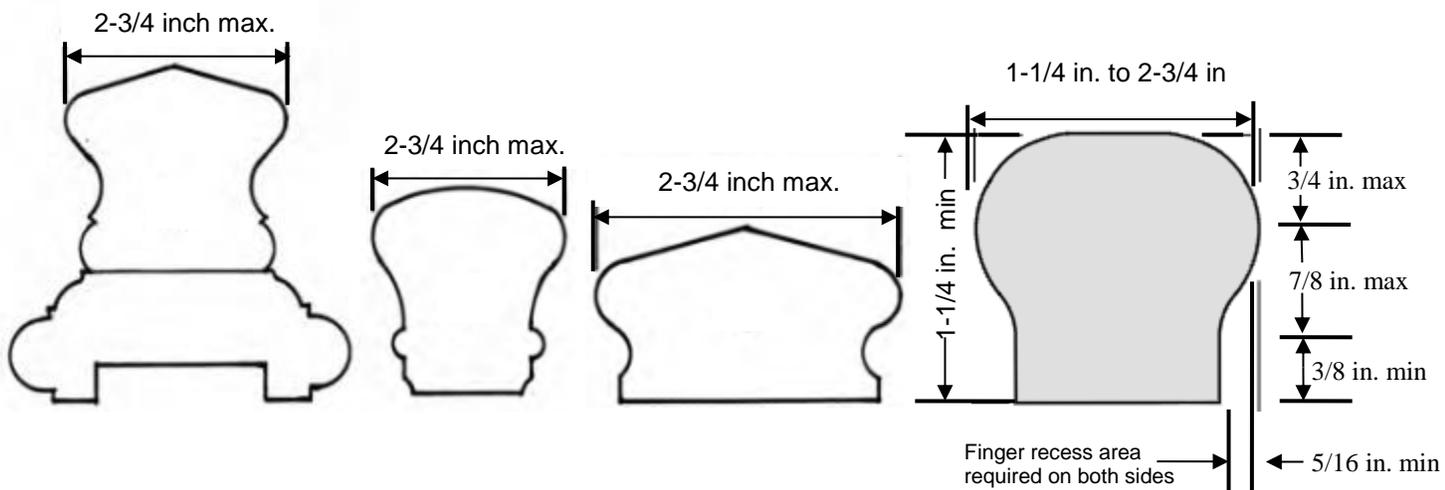
HANDRAIL AND GUARD for STAIRS DETAIL, TYPICAL

Handrails must be continuous the full length of stairs
And cannot be interrupted by any post.

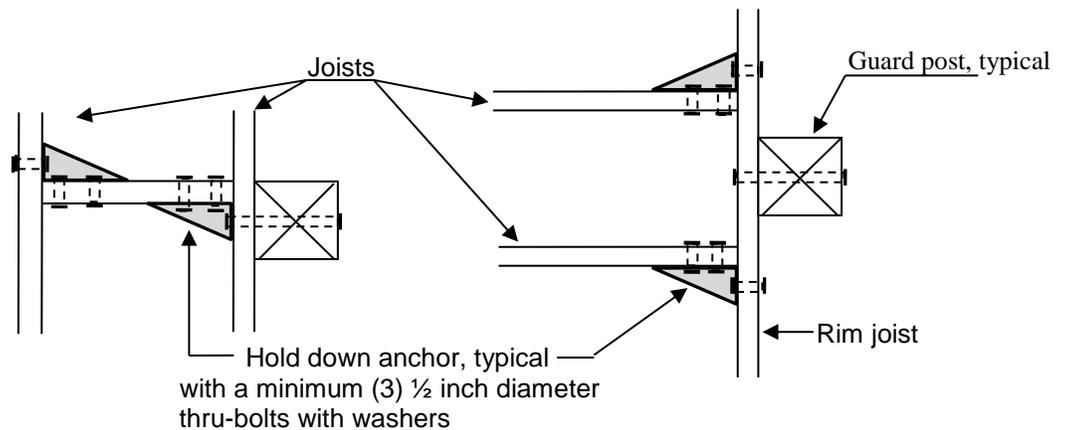
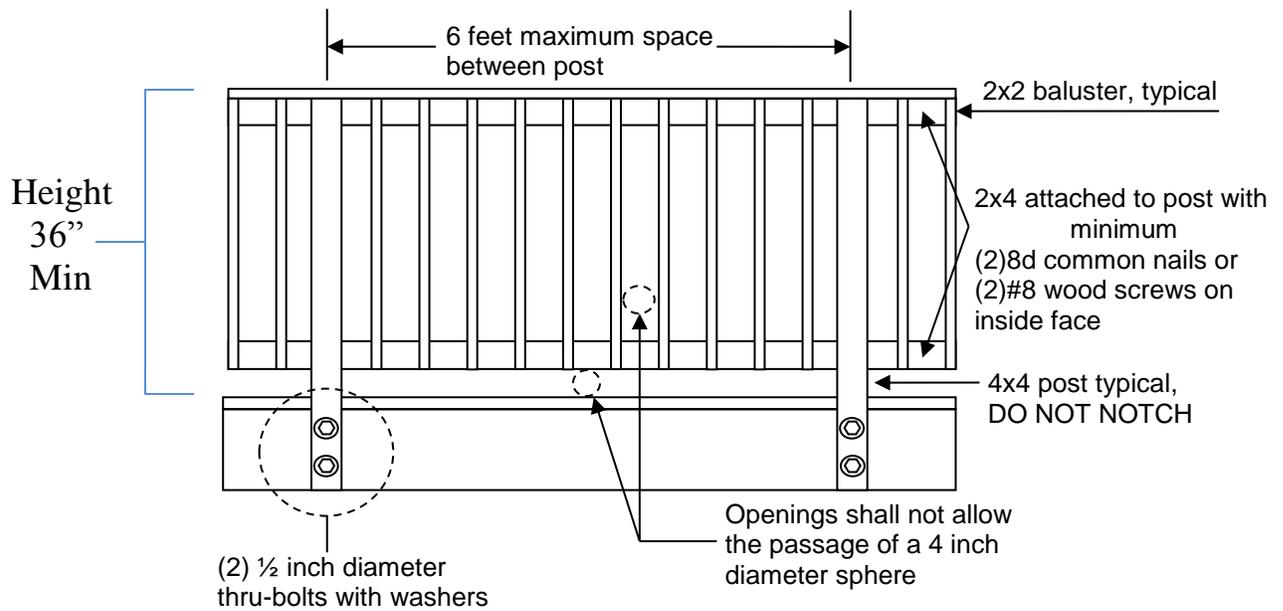
Guards are required for stairs with a total rise of
30 inches or more.



Acceptable Handrail Profiles

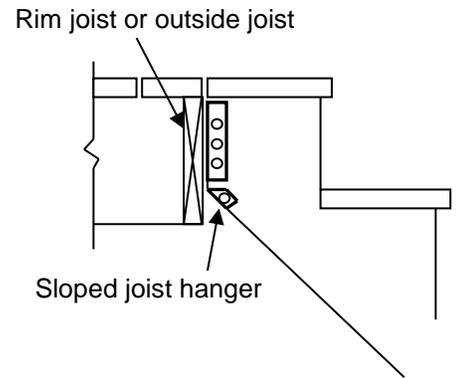
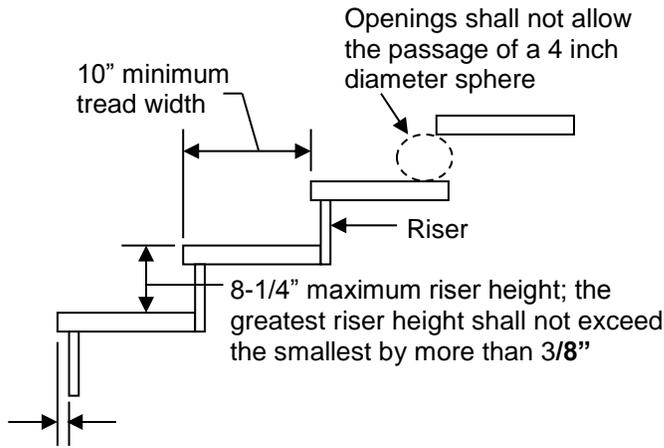


GUARD DETAIL TYPICAL

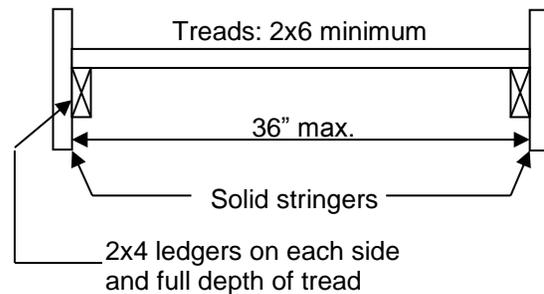
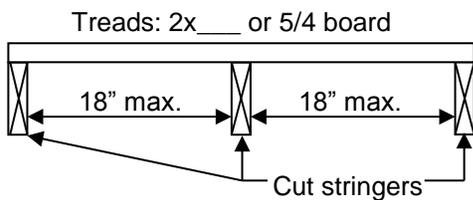
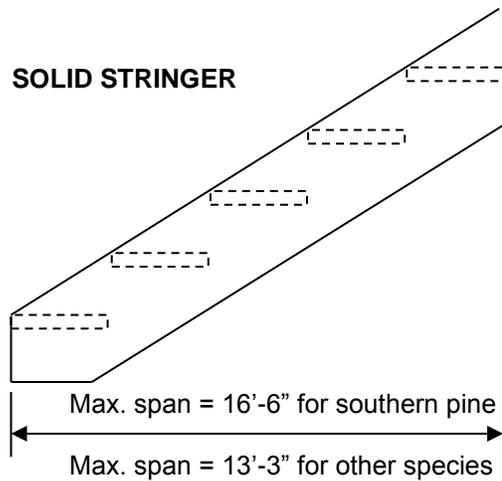
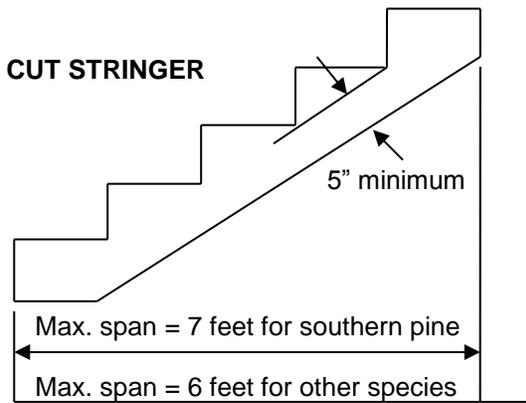


Post can be located on the inside of the joist.

STAIR DETAILS, TYPICAL



3/4"-1-1/4" nosing; the greatest nosing projection shall not exceed the smallest by more than 3/8"



Town Code Guidelines and Requirements

DETACHED DECK

(More than 10ft from dwelling)

§ 235-13.1 Accessory structures

- A. Accessory structures and uses are permitted only, in connection with any principal use lawfully existing and in compliance with all applicable requirements of this section and/or this chapter.
- B. Accessory structures and uses shall include, but are not necessarily limited to, the following examples; provided, however, that each such structure or use shall comply with all applicable requirements of this section and/or this chapter: private garages, storage structures, pet shelters, children's playhouses, tennis courts, private swimming pools and related appurtenances such as decks, generators, heat pumps and air-conditioning units, and other such uses as may be similar in area, extent and purpose.
- C. Accessory structures and uses shall meet all of the following requirements:
 - (1) Accessory structures and uses shall not be located within the required front yard and shall not be located closer to the front lot line than the front building line of the principal structure.
 - (2) Corner lots. Accessory structures installed or constructed on a corner lot shall be located behind the front building line of the principal structure as measured from either street and shall further comply with § 235-13 of this chapter.
 - (3) Accessory structures and uses shall be included in the calculation of lot coverage and shall not occupy more than the maximum permitted.
 - (4) Accessory structures attached to the principal structure or within 10 feet of the principal structure shall be considered to be an integral part thereof, and the front, side, and rear yard requirements of the applicable district shall apply.
 - (5) Detached accessory structures and uses shall be located no closer than four feet to rear or side property lines and no closer than six feet to the principal building.
 - (6) Accessory structures detached from the principal structure shall not be higher than the principal structure or 12 feet, whichever is less.
 - (7) Storage structures larger than 200 square feet in floor area shall be considered to be private garages and shall be subject to all of the applicable requirements for same.

ATTACHED DECK

§ 235-11 Lot and bulk requirements.

- B. No building shall extend nearer to a street line than the minimum distance of the setback of the average of existing dwellings within 200 feet on either side thereof, except that no building shall be required to set back more than 50 feet from the property line in R-1, R-2 and R-3 Districts and 75 feet in R-R Districts. In all cases however, the minimum front yard depth shall be 30 feet in R-1, R-2 and R-3 Districts and 50 feet in R-R Districts.
- C. The front yard depth of lots located on the inside part of a curve shall be measured from the nearest point of the arc establishing the front line of the lot to the front wall of the main building.
- D. In the case of a building on a through lot, the front yard depth shall be required on both streets.
- E. In the case of a corner lot, no building shall be located nearer than 30 feet to the side street line in R-1, R-2 and R-3 Districts and 50 feet in R-R Districts; provided, however, that if the size of the lot shall make the thirty- or fifty-foot setback impractical, then such setback may be reduced by locating the building no further than 10% of the width of the lot from the inside lot line, the narrow dimension of the building in such cases shall parallel the narrow dimension of the corner lot, and any garage, attached or otherwise, shall conform to the same setback requirements.
- F. No building or structure shall be located nearer to either of the side lines of an inside lot or parcel of land on which the building or structure is to be located than the distance equal to 10% of the width of the lot at the building line, except for private detached garages, which shall be located as provided in § 235-13 of this article and except that no dwelling need setback more than 15 feet from the sideline R-1, R-2 and R-3 Districts and 25 feet in R-R Districts.
- G. There shall be a rear yard of a minimum depth of 30 feet between the rear lot line and the main building in R-1, R-2 and R-3 Districts and 50 feet in R-R Districts.



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Fence Permit Information

Definition

Fences shall be defined and regulated by their function and purpose such as boundary, privacy, decorative and safety fences as defined in § 235-4 of the Zoning Ordinance. All fences, with the exception of snow fences as defined in this section, shall require a building permit.

Permit Application Requirements

- Completed signed application.
- Payment: \$50.00
- Proof of contractor / installers insurance **OR** signed affidavit from homeowner.
- Copy of a survey map.

General Requirements

- All fences, with the exception of snow fences as defined in this section, shall require a building permit.
- All fencing must be constructed within property boundaries.
- Proposed fencing over Town easements within property boundaries are subject to approval from the Department of Public Works.
- Fencing shall be constructed of materials commercially available for fencing purposes and shall be uniform in appearance.
- The most finished side of a fence must face the adjoining property.
- Height of fencing is to be measured from the top of the fence to the ground directly beneath the fence.
 - (a) Fencing must follow the natural contour of the land.
 - (b) Commercially manufactured decorative caps located on top of the fence posts shall be excluded from the height measurement, but posts and caps shall not exceed 12 inches in height and width.
- Where a side yard of a lot abuts a rear yard of another lot, fencing may be permitted to be six feet high.
- No back-to-back boundary fences shall be permitted unless an abutting fence is owned by an adjacent property owner.

- Barbed wire and electrified fences shall be subject to Zoning Board of Appeals' approval prior to the issuance of a permit.
- Single strand wire fences or anchoring of any fence post by means of a guy wire or guy wires shall be prohibited.
- Fence height on vacant lots shall be limited to four feet in height. Such fencing shall not extend beyond the average front setback of adjoining dwellings on either side.
- For the purposes of regulating fencing, a lot which adjoins a limited access highway shall be regarded as interior lot and not as a through lot or corner lot.
- A 30-foot setback from the front and back property line shall be required for all "through lot" fencing. Through lot fencing shall be limited to a maximum height of four feet in height.

Height Restrictions, Types & Setbacks

Boundary fences

Four-foot-high side yard fencing shall be permitted from the front foundation line of the principal building to the rear lot line. Six-foot rear yard fencing shall be permitted from the rear foundation line of the principal building to the rear lot line. The front foundation line shall be defined as the portion of the principal building that is nearest the side and front lot lines as measured from each side of the structure. The rear foundation line shall be defined as the portion of the principal building that is nearest to the side, rear and front lot lines as measured from each side of the structure. Attached garages shall be included in such measurements. Stoops, steps, open and enclosed porches and similar entranceways and decks shall not be considered in the setback determination.

Nonresidential use on property

Fencing to be located on a property used for other than a single-family and two-family residence shall be subject to site plan approval by the Planning Board. Exceptions for repair or replacement of existing conforming fencing may be made by the Director, and/or his or her designee.

Height Restrictions, Types & Setbacks (cont.)

Privacy fencing

Privacy fencing within the buildable area (area within the setback lines) for primary structures on a lot may be a maximum of eight feet high in the rear yard only.

Front yard decorative fencing.

1. Front yard fencing shall not exceed 42 inches in height.
2. Fencing must be of open-type construction (split rail, picket or the like). Solid and chain link type fencing shall not be allowed.
3. Such fencing shall be limited to a maximum total length of 32 linear feet and set back a minimum of three feet from the front property line to allow for safe visual clearances and sidewalk snow removal.

Corner lots

Rear and side street yard fencing on a corner lot shall be permitted to extend toward the street for purposes of boundary fencing, provided that a minimum setback of three feet from the property line which parallels the street is maintained. The height of fencing shall be as set forth above, with the narrower lot frontage treated as the front.

Snow fences

For the purposes of providing a wind block for drifting snow shall be permitted between November 1 and April 15. A three-foot setback from the front property line shall be required for all such fencing. Placement of such fencing shall not cause drifting snow on adjacent property or public sidewalks and streets.

Fences located on decks

A fence may be erected on a deck provided that said fence:

1. Is located in the rear yard.
2. Complies with setback regulations for the principal buildings.
3. Does not exceed six feet in height as measured from the top of the fence to the walking surface of the deck beneath the fence.

Deer protective fencing

No permit shall be required; however, the location, type and design of such fence shall be subject to review and approval by the Director.

Walls

1. Walls or retaining walls which are under 18 inches in height shall be exempt from the requirements of this section.
2. All retaining walls exceeding 18 inches in height designed to retain earth shall require a building permit and must comply with the following requirements.
3. Manufactured walls. The property owner must provide written proof to the Town's Building Department that the installer will construct such walls according to the manufacturer's specifications and accepts all liability in the event of failure.
4. A professional engineer's or registered architect's original seal and signature shall be required on drawings submitted for a building permit for nonmanufactured walls.
5. Walls, regardless of the location, shall be exempt from the height restrictions of fences as long they are designed to retain earth on property slopes. The grade cannot be changed to accommodate such walls and drainage courses must be considered during design so as to not affect adjoining property.
6. Walls which will affect the toe of a slope in a steep slope EPOD area and are greater than four feet in height shall be subject to an EPOD permit approval by the Planning Board prior to the issuance of a building permit.

Maintenance.

1. Fences, walls and other similar construction must be maintained at all times in good and substantial condition. Dilapidated, rotted, rusted and broken fences and walls must be repaired, replaced or removed.
2. Metal fences subject to rust must be painted with a protective covering that is uniform in appearance.^[1]

^[1]Editor's Note: Former § 130.63, dumping grounds, which immediately followed this section, was deleted 2-4-1997 by L.L. No. 1-1997



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Storage Shed Information

Building Permits

Required for the construction or installation of a shed larger than 30 square feet.

Definition

Accessory Structure - A facility or structure serving or used in conjunction with a communications tower and located on the same lot as the communications tower, including utility or transmission equipment storage sheds or cabinets.

Permit Application Requirements

- Completed signed application.
- Payment: \$50.00
- Proof of contractor / installers insurance.
- Copy of a survey map.
- On Site Construction: A cross-section drawing of the shed is required. **OR**
- Pre-fabricated kit: A copy of the instruction manual from the manufacturer is required.

Setbacks

- A shed shall be located no closer than 4 feet from side or rear property lines, no closer than 6 feet from the principal dwelling of building.
- Also, the shed shall not be located in the front yard and shall not be located closer to the front lot line than the front building line of the principal dwelling or building.
- A shed located on a corner lot shall be located behind the front building line of the principal dwelling or building as measured from either street.

Lot Coverage

The total area of the principal building and of any accessory building (such as a shed) on any lot shall not exceed 25% of the total area of the lot (for residential districts; for other zoning districts, other limitations may apply).

Shed Limitations

- A shed shall not be higher than the principal dwelling or building or 12 feet high, whichever is less; as measured from ground to mid-point of roof. Over-hang over 8 inches requires hurricane clips.
- A shed or storage structure larger than 200 square feet in floor area shall be considered to be a private garage and shall be subject to all of the requirements for a private garage.
- The Residential Code of New York State permits a storage structure with an area of 400 square feet or less to not have a footing or foundation extending below the frost line (42 inches deep). If a storage structure will not have a full foundation, verification from the manufacturer as to what should be done instead is required.
- A building permit is not required for “construction or installation of one-story detached structures associated with one or two-family dwelling which are used for storage, playhouses, pet shelters, or similar uses, provided that the gross floor area does not in any case exceed 30 square feet.” All the setback and other zoning requirements noted above still apply.



Swimming Pools, Hot Tubs & Spas Information Sheet

Building Permits

Required for all swimming pools, spas or hot tubs installed in the Town of Irondequoit.

Definition

Swimming Pool - Any structure, basin, chamber or tank which is intended for swimming, diving, recreational bathing or wading and which contains, is designed to contain, or is capable of containing water more than 24 inches (610 mm) deep at any point. This includes in ground, above ground and on ground pools; indoor pools; hot tubs; spas; and fixed in place wading pools.

Permit Application Requirements

1. Completed signed application.
2. Permit Fee: \$50 Each Above-Ground
\$75 Each In-Ground.
3. Copy of a survey map with location and pool dimension marked.
4. Specs for pool
5. Specs and proof of purchase for pool alarm (19 NYCRR 1220.5)
6. Description of barrier, if needed (pursuant to 19 NYCRR 1228.4)
7. Proof of contractor/installers insurance.

Setbacks

The swimming pool and appurtenances thereto shall be so located as to conform to the setback provisions of this chapter as they apply to accessory buildings, i.e., not less than four feet from any side or rear lot line. The distance from any other building or structure on the premises shall not be less than four feet from the pool apron or deck, whichever is closest.

Electric Lines

Overhead electrical lines must be located at least 10 feet horizontally from the water's edge of the swimming pool, tub or spa and pool decks.
(NYS E4203.6)

Underground wiring shall not be installed under or within the area extending 5 feet horizontally from the inside walls of pools, hot tubs and spas.
(NYS E4203.7)

Barriers

An outdoor swimming pool, including an in-ground, above ground or on-ground pool, hot tub or spa shall be surrounded by a temporary barrier during installation or construction and shall remain in place until a permanent barrier in compliance with Section R326.5.3 is provided.

Pool Alarms

A swimming pool or spa installed, constructed or substantially modified after December 14, 2006, shall be equipped with an approved pool alarm. Pool alarms shall comply with ASTM F2208, and shall be installed, used and maintained in accordance with the manufacturer's instructions.

Exceptions:

1. A hot tub or spa equipped with a safety cover which complies with ASTM F1346.
2. A swimming pool (other than a hot tub or spa) equipped with an automatic power safety cover which complies with ASTM F1346.

Electrical Installations

All electrical installations must be inspected by one of the following approved agencies:

- Middle Department Inspection Agency
(585)454-5191
- Commonwealth Electrical Inspection Services
(585)624-2380
- New York Electrical Inspection Agency
(585)436-4460

It is strongly recommended that the electrical agency be selected and consulted with during the planning stage of your project.

Required Inspections

Electrical– Third party (listed above)

Final – Certificate of Compliance

**SECTION R326:
SWIMMING POOLS, SPAS & HOT TUBS**

**SECTION R326.1
GENERAL**

R326.1 General. The provisions of this Section shall control the design and construction of swimming pools, spas and hot tubs installed in or on the lot of a one- or two-family dwelling.

**SECTION R326.2
DEFINITIONS**

R326.2 Definitions. For the purposes of these requirements, the terms used shall be defined as follows and as set forth in Chapter 2.

ABOVE-GROUND/ON-GROUND POOL. See "Swimming pool".

BARRIER, PERMANENT. A fence, wall, building wall or combination thereof which completely surrounds the swimming pool and obstructs access to the swimming pool.

BARRIER, TEMPORARY. An approved temporary fence, permanent fence, the wall of a permanent structure, any other structure, or any combination thereof that prevents access to the swimming pool by any person not engaged in the installation or construction of the swimming pool during its installation or construction.

HOT TUB. See "Swimming pool".

IN-GROUND POOL. See "Swimming pool".

RESIDENTIAL. That which is situated on the premises of a detached one- or two-family dwelling or a one-family townhouse not more than three stories in height.

SPA, NONPORTABLE. See "Swimming pool".

SPA, PORTABLE. A nonpermanent structure intended for recreational bathing, in which all controls, water-heating and water-circulating equipment are an integral part of the product.

SUBSTANTIAL DAMAGE. For the purpose of determining compliance with the pool alarm provisions of this appendix, damage of any origin sustained by a swimming pool whereby the cost of restoring the swimming pool to its before-damaged condition would equal or exceed 50 percent of the market value of the swimming pool before the damage occurred.

SUBSTANTIAL MODIFICATION. For the purpose of determining compliance with the pool alarm provisions of this appendix, any repair, alteration, addition or improvement of a swimming pool, the cost of which equals or exceeds 50 percent of the market value of the swimming pool before the improvement or repair is started. If a swimming pool has sustained substantial damage, any repairs are considered substantial modification regardless of the actual repair work performed.

SWIMMING POOL. Any structure, basin, chamber or tank which is intended for swimming, diving, recreational bathing or wading and which contains, is designed to contain, or is capable of containing water more than 24 inches (610 mm) deep at any point. This includes in-ground, above-ground and on-ground pools; indoor pools; hot tubs; spas; and, fixed-in-place wading pools.

SWIMMING POOL, INDOOR. A swimming pool which is totally contained within a structure and surrounded on all four sides by the walls of the enclosing structure.

SWIMMING POOL, OUTDOOR. Any swimming pool which is not an indoor pool.

**SECTION R326.3
SWIMMING POOLS**

R326.3.1 In-ground pools. In-ground pools shall be designed and constructed in conformance with ANSI/NSPI-5.

R326.3.2 Above-ground and on-ground pools. Above-ground and on-ground pools shall be designed and constructed in conformance with ANSI/NSPI-4.

**SECTION R326.4
SPAS AND HOT TUBS**

R326.4.1 Permanently installed spas and hot tubs. Permanently installed spas and hot tubs shall be designed and constructed in conformance with ANSI/NSPI-3 as listed in Section R326.8.

R326.4.2 Portable spas and hot tubs. Portable spas and hot tubs shall be designed and constructed in conformance with ANSI/NSPI-6.

SECTION R326.5

BARRIER REQUIREMENTS

R326.5.1 Application. The provisions of this section shall control the design of barriers for residential swimming pools, spas and hot tubs. These design controls are intended to provide protection against potential drowning and near-drowning by restricting access to swimming pools, spas and hot tubs.

R326.5.2 Temporary barriers. An outdoor swimming pool, including an in-ground, above-ground or on-ground pool, hot tub or spa shall be surrounded by a temporary barrier during installation or construction and shall remain in place until a permanent barrier in compliance with Section R326.5.3 is provided.

Exceptions:

- 1.) Above-ground or on-ground pools where the pool structure is the barrier in compliance with Section R326.5.3.
- 2.) Spas or hot tubs with a safety cover which complies with ASTM F 1346, provided that such safety cover is in place during the period of installation or construction of such hot tub or spa. The temporary removal of a safety cover as required to facilitate the installation or construction of a hot tub or spa during periods when at least one person engaged in the installation or construction is present is permitted.

R326.5.2.1 Height. The top of the temporary barrier shall be at least 48 inches (1219 mm) above grade measured on the side of the barrier which faces away from the swimming pool.

R326.5.2.2 Replacement by a permanent barrier. A temporary barrier shall be replaced by a complying permanent barrier within either of the following periods:

- 1.) 90 days of the date of issuance of the building permit for the installation or construction of the swimming pool; or
- 2.) 90 days of the date of commencement of the installation or construction of the swimming pool.

R326.5.2.2.1 Replacement extension. Subject to the approval of the code enforcement official, the time period for completion of the permanent barrier may be extended for good cause, including, but not limited to, adverse weather conditions delaying construction.

R326.5.3 Permanent barriers. An outdoor swimming pool, including an in-ground, above-ground or on-ground pool, hot tub or spa shall be surrounded by a barrier which shall comply with the following:

1.) The top of the barrier shall be at least 48 inches (1219 mm) above grade measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches (51 mm) measured on the side of the barrier which faces away from the swimming pool. Where the top of the pool structure is above grade, such as an above-ground pool, the barrier may be at ground level, such as the pool structure, or mounted on top of the pool structure. Where the barrier is mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be 4 inches (102 mm).

2.) Openings in the barrier shall not allow passage of a 4-inch-diameter (102 mm) sphere.

3.) Solid barriers which do not have openings, such as a masonry or stone wall, shall not contain indentations or protrusions except for normal construction tolerances and tooled masonry joints.

4.) Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches (1143 mm), the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed 1 ¾ inches (44 mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1 ¾ inches (44 mm) in width.

5.) Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches (1143 mm) or more, spacing between vertical members shall not exceed 4 inches (102 mm). Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1 ¾ inches (44 mm) in width.

6.) Maximum mesh size for chain link fences shall be a 2 ¼ -inch (57 mm) square unless the fence has slats fastened at the top or the bottom which reduce the openings to not more than 1 ¾ inches (44 mm).

7.) Where the barrier is composed of diagonal members, such as a lattice fence, the maximum opening formed by the diagonal members shall not be more than 1 ¾ inches (44 mm).

8.) Gates shall comply with the requirements of Section R3265.2, Items 1 through 7, and with the following requirements:

8.1.) All gates shall be self-closing. In addition, if the gate is a pedestrian access gate, the gate shall open outward, away from the pool.

8.2.) All gates shall be self-latching, with the latch handle located within the enclosure (i.e., on the pool side of the enclosure) and at least 40 inches (1016 mm) above

grade. In addition, if the latch handle is located less than 54 inches (1372 mm) from the bottom of the gate, the latch handle shall be located at least 3 inches (76 mm) below the top of the gate, and neither the gate nor the barrier shall have any opening greater than 0.5 inch (12.7 mm) within 18 inches (457 mm) of the latch handle.

8.3.) All gates shall be securely locked with a key, combination or other child proof lock sufficient to prevent access to the swimming pool through such gate when the swimming pool is not in use or supervised.

9.) Where a wall of a dwelling serves as part of the barrier, one of the following conditions shall be met:

9.1.) The pool shall be equipped with a powered safety cover in compliance with ASTM F 1346; or

9.2.) Doors with direct access to the pool through that wall shall be equipped with an alarm which produces an audible warning when the door and/or its screen, if present, are opened. The alarm shall be listed in accordance with UL 2017. The audible alarm shall activate within 7 seconds and sound continuously for a minimum of 30 seconds after the door and/or its screen, if present, are opened and be capable of being heard throughout the house during normal household activities. The alarm shall automatically reset under all conditions. The alarm system shall be equipped with a manual means, such as touch pad or switch, to temporarily deactivate the alarm for a single opening. Deactivation shall last for not more than 15 seconds. The deactivation switch(es) shall be located at least 54 inches (1372mm) above the threshold of the door or

9.3.) Other means of protection, such as self-closing doors with self-latching devices, shall be acceptable so long as the degree of protection afforded is not less than the protection afforded by Item 9.1 or 9.2 described above.

10.) Where an above-ground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure, and the means of access is a ladder or steps:

10.1.) The ladder or steps shall be capable of being secured, locked or removed to prevent access; or

10.2.) The ladder or steps shall be surrounded by a barrier which meets the requirements of Section R326.5.2, Items 1 through 9. When the ladder or steps are secured, locked or removed, any opening created shall not allow the passage of a 4-inch-diameter (102 mm) sphere.

R326.5.4 Indoor swimming pool. Walls surrounding an indoor swimming pool shall comply with Section R326.5.2, Item 9.

R326.5.5 Prohibited locations. Barriers shall be located to prohibit permanent structures, equipment or similar objects from being used to climb them.

R326.5.6 Barrier exceptions. Spas or hot tubs with a safety cover which complies with ASTM F 1346 shall be exempt from the provisions of this appendix.

SECTION R326.6 ENTRAPMENT PROTECTION FOR SWIMMING POOL AND SPA SUCTION OUTLETS

R326.6.1 General. Suction outlets shall be designed to produce circulation throughout the pool or spa. Single-outlet systems, such as automatic vacuum cleaner systems, or multiple suction outlets, whether isolated by valves or otherwise, shall be protected against user entrapment.

R326.6.1.1 Compliance alternative. Suction outlets may be designed and installed in accordance with ANSI/APSP-7.

R326.6.2 Suction fittings. Pool and spa suction outlets shall have a cover that conforms to ANSI/ASME A112.19.8M, or an 18 inch by 23 inch (457mm by 584 mm) drain grate or larger, or an approved channel drain system.

Exception: Surface skimmers.

R326.6.3 Atmospheric vacuum relief system required. Pool and spa single- or multiple-outlet circulation systems shall be equipped with atmospheric vacuum relief should grate covers located therein become missing or broken. This vacuum relief system shall include at least one approved or engineered method of the type specified herein, as follows:

1.) Safety vacuum release system conforming to ASME A112.19.17; or

2.) An approved gravity drainage system.

R326.6.4 Dual drain separation. Single or multiple pump circulation systems have a minimum of two suction outlets of the approved type. A minimum horizontal or vertical distance of 3 feet (914 mm) shall separate the outlets. These suction outlets shall be piped so that water is drawn through them simultaneously through a vacuum-relief-protected line to the pump or pumps.

R326.6.5 Pool cleaner fittings. Where provided, vacuum or pressure cleaner fitting(s) shall be located in an accessible position(s) at least 6 inches (152 mm) and not more than 12 inches (305 mm) below the minimum operational water level or as an attachment to the skimmer(s).

**SECTION R326.7
SWIMMING POOL AND SPA ALARMS**

R326.7.1 Applicability. A swimming pool or spa installed, constructed or substantially modified after December 14, 2006, shall be equipped with an approved pool alarm.

Exceptions:

1. A hot tub or spa equipped with a safety cover which complies with ASTM F1346.
2. A swimming pool (other than a hot tub or spa) equipped with an automatic power safety cover which complies with ASTM F1346.

Pool alarms shall comply with ASTM F2208, and shall be installed, used and maintained in accordance with the manufacturer's instructions and this section.

R326.7.2 Multiple alarms. A pool alarm must be capable of detecting entry into the water at any point on the surface of the swimming pool. If necessary to provide detection capability at every point on the surface of the swimming pool, more than one pool alarm shall be provided.

R326.7.3 Alarm activation. Pool alarms shall activate upon detecting entry into the water and shall sound poolside and inside the dwelling.

R326.7.4 Prohibited alarms. The use of personal immersion alarms shall not be construed as compliance with this section.

E4203.6 OVERHEAD CONDUCTOR CLEARANCES

Except where installed with the clearances specified in Table E4203.6, the following parts of pools and outdoor spas and hot tubs shall not be placed under existing service-drop conductors, overhead service conductor, or any other open overhead wiring; nor shall such wiring be installed above the following:

- 1.) Pools and the areas extending not less than 10 feet (3048mm) horizontally from the inside of the walls of the pool.
- 2.) Diving structures and the areas extending not less than 10 feet (3048mm) horizontally from the outer edge of such structures.
- 3.) Observation stands, towers, and platforms and the areas extending not less than 10 feet (3048mm) horizontally from the outer edge of such structures. Overhead conductors of network-powered broadband communications systems shall comply with the provisions in Table E4203.6 for conductors operating at 0 to 750 volts to the ground. Utility-owned, -operated and -maintained communications conductors, community antenna system coaxial cables and the supporting messengers shall be permitted at a height of not less than 10 feet (3048mm) above swimming and wading pools, diving structures, and observation stands, towers and platforms. [680.8(A), (B) and (C)].

TABLE E4206.5 [Table 680.8(A)] OVERHEAD CONDUCTOR CLEARANCES

	INSULATED SUPPLY OR SERVICE DROP CABLES, 0-750 VOLTS TO GROUND, SUPPORTED ON AND CABLED TOGETHER WITH AN EFFECTIVELY GROUNDED BARE MESSENGER OR EFFECTIVELY GROUNDED NEUTRAL CONDUCTOR (feet)	ALL OTHER SUPPLY OR SERVICE DROP CONDUCTORS (feet)	
		Voltage to Ground	
		0-15kV	Greater Than 15 to 50 kV
A. Clearance in any direction to the water level, edge of water surface, base of diving platform, or permanently anchored raft	22.5	25	27
B. Clearance in any direction to the diving platform	14.5	17	18

For SI: 1 foot = 304.8 mm.

IRONDEQUOIT TOWN CODE CHAPTER 235

Chapter 235. Zoning Article XIII. Supplementary Regulations

§ 235-71. Private swimming pools.

A. Accessory structure. Any swimming pool, as defined in this chapter, shall be deemed an accessory building or structure under all applicable provisions of this chapter, and no such swimming pool shall be constructed or maintained unless such pool conforms to applicable provisions of this chapter and other applicable provisions of this Code.

B. Plans to be filed. No permit shall be issued for the construction or maintenance of any such swimming pool unless or until the construction plans, plumbing plans, filtering system plans and a location map have been filed with the Building Inspector in conformity with the following provisions:

1.) The swimming pool and appurtenances thereto shall be so located as to conform to the setback provisions of this chapter as they apply to accessory buildings, i.e., not less than four feet from any side line or rear line. The distance from any other building or structure on the premises shall not be less than four feet from the pool apron or deck, whichever is closest.

2.) Percentage of lot occupancy. The area of the principal and accessory buildings (inclusive of in ground or permanent aboveground swimming pools) on any lot measured horizontally shall not exceed 50% of the area of the lot. This condition may be waived for portable aboveground swimming pools, provided that all other requirements are in compliance.

3.) Fencing. Swimming pools shall be enclosed by a fence or other barrier meeting all applicable requirements of the Residential Code of New York State and shall otherwise comply in all respects with such Residential Code.
[Amended 2-4-1997 by L.L. No. 1-1997; 7-17-2007 by L.L. No. 4-2007]

4.) The drainage facilities for such pool shall not interfere with the public water supply system, existing drainage and sewage facilities, the property of others or with the public highways.

5.) (Reserved) [1] *Editor's Note: Former Subsection B(5), regarding the structural stability of a pool, was repealed 7-17-2007 by L.L. No. 4-2007*

6.) The filtering equipment shall be adequate to permit the maintenance of good quality water in the pool. The Building Inspector shall be governed by the recommendations or the approval of the appropriate Health Department.

7.) The use or maintenance of swimming pools shall comply with the following in such character, intensity and duration as not to be detrimental to the life or health of any individual or contrary to the public welfare, as herein set forth.

a) Lighting. Any outdoor lighting used or maintained in connection with a swimming pool of any type must be so placed or positioned that the directed light therefrom is not directed toward any abutting properties.

b) Noises.

[1] The operation of any radio, phonograph or other electronic device in such a manner or with such volume as to annoy or disturb the quiet, comfort or repose of persons in any dwelling, hotel or other type of residence shall be prohibited.

[2] No person using a private swimming pool shall indulge in disorderly or noisy or disturbing conduct or act in any manner as to annoy, disturb or be offensive to any neighboring householder.

C. Waiver by Board of Appeals. The Board of Appeals may waive the provisions of Subsection B as to size and location of such pool, after a public hearing duly called for such purpose, upon a determination that the neighboring property shall not be adversely affected thereby.

D. Other pools or tanks. Any type of private pool, tank or other enclosure of water not defined as a swimming pool which, however, has electrical equipment shall require a permit which shall be issued in conformance with Chapter 98, Building Construction and Fire Prevention.

[2] Editor's Note: Former § 130.63E, which regulated existing pools and immediately followed this subsection, was deleted 2-4-1997 by L.L. No. 1-1997.E. (Reserved) [3]

Editor's Note: Former Subsection E, Portable pools, was repealed 7-17-2007 by L.L. No. 4-2007.

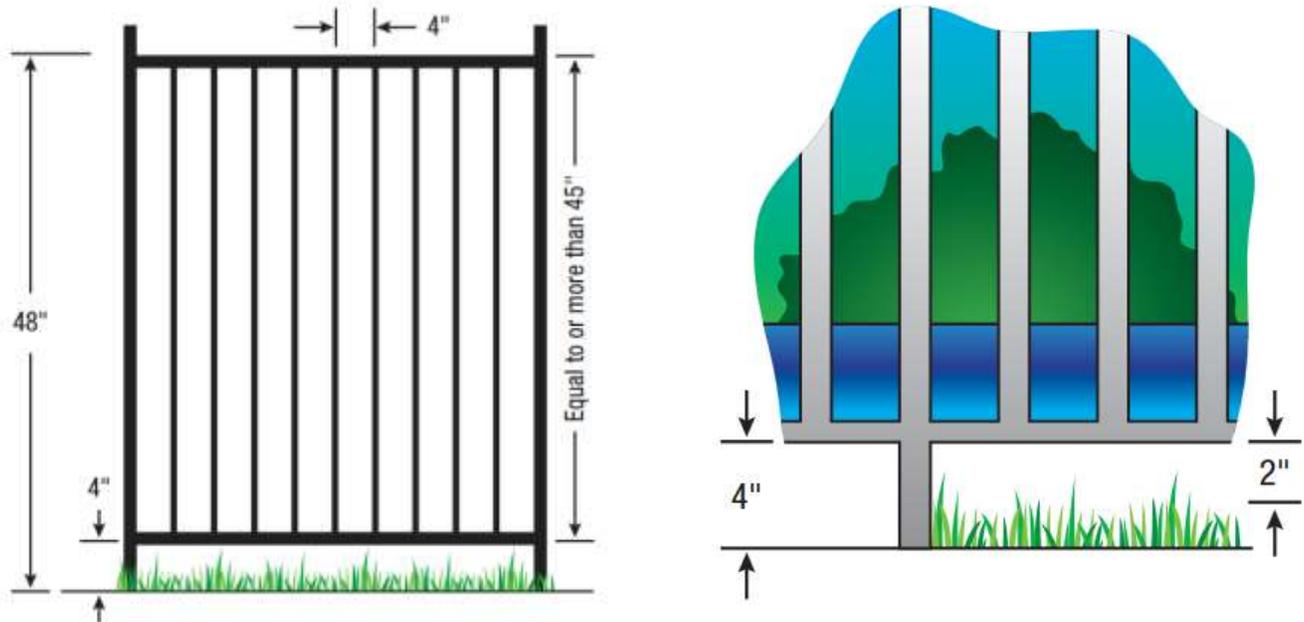
F. Corner lot. Any swimming pool of any type installed or erected on a corner lot shall be contained within an area behind the building line as measured from each street. No pool shall be less than four feet from any property line.

SAFETY BARRIER TIPS & GUIDELINES FOR RESIDENTIAL POOL GATES

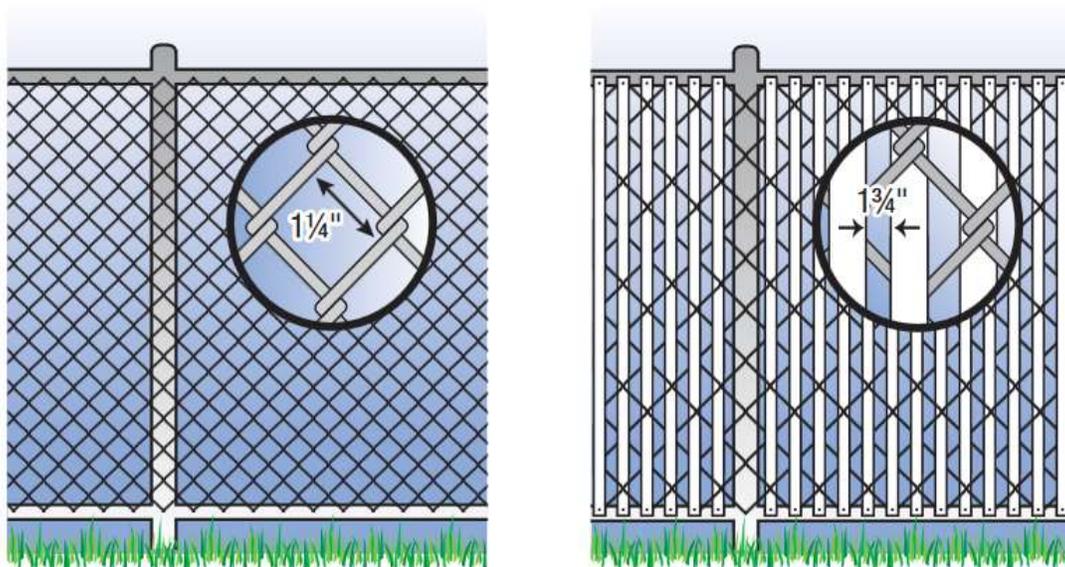
A successful pool barrier prevents a child from getting **OVER, UNDER, or THROUGH** and keeps the child from gaining access to the pool except when supervising adults are present.

How To Prevent a Child from Getting OVER or UNDER a Pool Barrier

A young child can get over a pool barrier if the barrier is too low or if the barrier has handholds or footholds to use when climbing. The top of a pool barrier should be at least 48 inches above grade, measured on the side of the barrier which faces away from the swimming pool. For any pool barrier, the maximum clearance at the bottom of the barrier should not exceed 4 inches above the surface or ground when the measurement is done on the side of the barrier facing away from the pool. Industry recommends that if the bottom of the gate or fence rests on a non-solid surface like grass or gravel, that measurement should not exceed 2 inches.



For a Chain Link Fence the mesh size should not exceed 1¼ inches square unless slats, fastened at the top or bottom of the fence, are used to reduce mesh openings to no more than 1¾ inches.

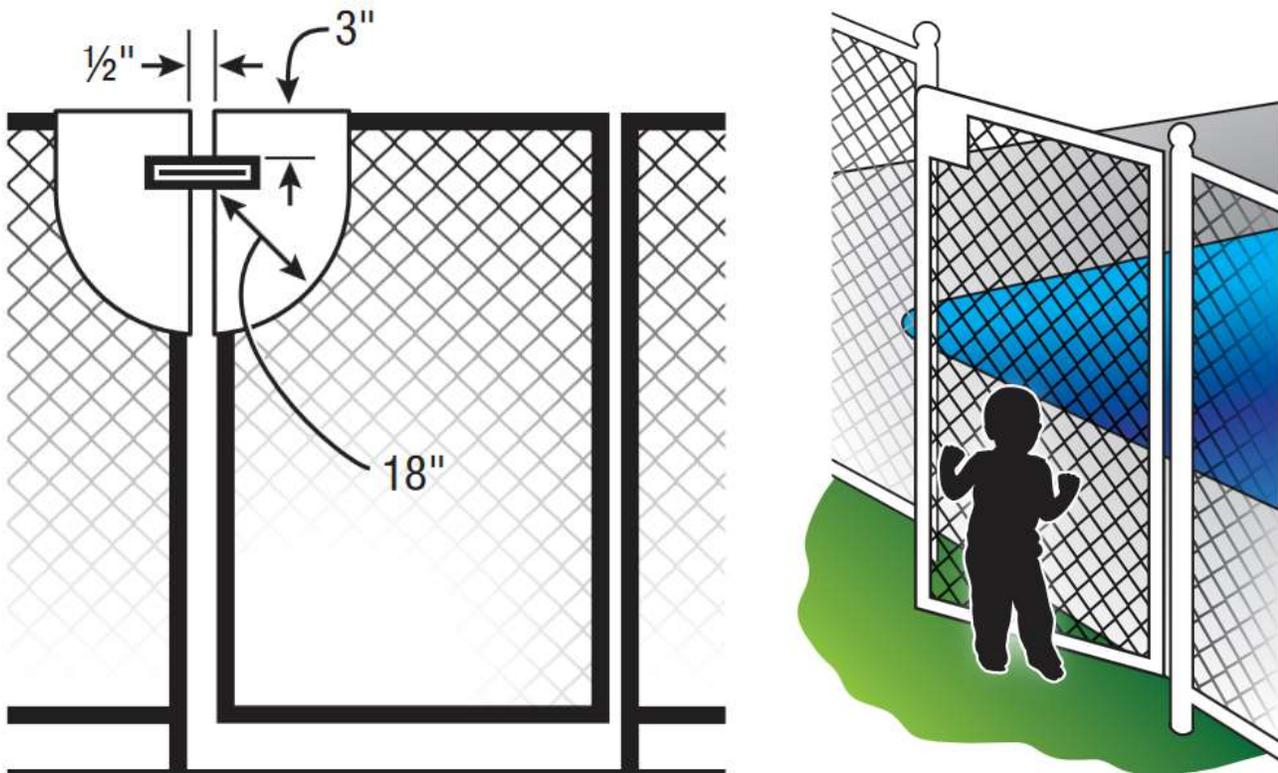


Self Closing, Self Latching Gates

Pedestrian Gates are the gates people walk through. Swimming pool barriers should be equipped with a gate or gates which restrict access to the pool. Access gates to the pool should be equipped with a locking device. Pedestrian access gates should open outward, away from the pool, and should be self-closing and have a self-latching device.

When the release mechanism of the self-latching device on the gate is less than 54 inches from the bottom of the gate, the release mechanism for the gate should be at least 3 inches below the top of the gate on the side facing the pool. Placing the release mechanism at this height prevents a young child from reaching over the top of a gate and releasing the latch.

Also, the gate and barrier should have no opening greater than 1/2 inch within 18 inches of the latch release mechanism. This prevents a young child from reaching through the gate and releasing the latch.



The weak link in the strongest and highest fence is a gate that fails to close and latch completely. For a gate to close completely every time, it must be in proper working order.

For more information on Fencing:

Safety Barrier Guidelines for Residential Pools: <http://www.poolssafety.gov>

ASTM F 1908-08

Standard Guide for Fences for Residential Outdoor Swimming Pools, Hot Tubs, and Spas:

<http://www.astm.org/Standards/F1908.htm>

ASTM F 2286-05

Standard Design and Performance Specifications for Removable Mesh Fencing for Swimming Pools, Hot Tubs, and Spas:

<http://www.astm.org/Standards/F2286.htm>



a town for a lifetime **IRONDEQUOIT** *New York*

DEMOLITION PERMIT REQUIREMENTS

Building Permits

Required for ALL demolition types residential and non-residential. Single and two family dwellings.

Permit application Requirements

- Completed signed permit application.
- Survey Map
- Proof and documentation that disposal of material is authorized at planned disposal site (or proof that dumpster has been ordered). All debris must be removed from the premises. **NO BURNING ALLOWED.**
 - **Please Note** The dumpster company selected must have a current permit to work in the Town of Irondequoit. Please see current listing.

If a contractor is completing the work you will also need:

- Proof of contractor insurance. (All: Disability, Liability and Workman's Comp)
- Signed contract between building owner and demolition contractor (cost and work involved). If the owner is doing the work, a letter of intent must be submitted detailing the demolition. Contract or other documentation must include start date and completion date.

Demo Permit Fees

Residential – Single and Two Family Dwellings

Residential structure - \$300

Interior Demo - \$175

*In-ground Pool, Garage - \$50

*Auxiliary Structures, Deck - \$25.00

Non-Residential – and Multi-family

Each structure up to 5,000 SF - \$450

Each structure 5,000 - 20,000 SF - \$800

Each structure over 20,000 SF - \$0.03/SF + \$200

** In-Ground Pools, Garages, and Auxiliary Structures may or may NOT be subject to a payment of security deposit, or an asbestos report and manifest from waste hauler.*

Demolition Deposit

Both Residential and Non-residential require demolition deposit.

Demolition Deposit*

\$500.00 – Residential

\$1000.00 – Non-Residential

**This deposit can only be released with the approval of the Building Inspector and based on compliance with all requirements listed. Disposal manifest must be received by the Town.*

Manifest or Receipt from waste site that materials have been approved for dumping and a description of materials that have been dumped. Said receipt from waste site shall include but not limited to the following: display dumpsite name, address, telephone number, location of dump site and signed by waste site recipient.

Asbestos Control

(All buildings built before January 1, 1974)

As required by the NYS Department of Labor, the building to be demolished must be inspected by a Certified Environmental Inspector who must certify:

- There is no asbestos contamination material in the building (by statement on his letterhead along with his/her seal);

-OR-

- There is asbestos contaminated material in the building and that it **has been** disposed of (by a report.)

This information must be filed with the town clerk's office and a copy sent to NYS Department of Labor Asbestos Control Bureau.

Required Inspections

Pre-Inspection – Maybe required, based on scope of work.

Final Inspection – On completion of demolition.

Other Requirements

The following may or may not be required, based on the scope of work.

- Extermination and Disinfectant Certificate for rodent and weed control on site, if deemed necessary by the Building Department.
- Sanitary and/or Storm Sewer Lateral Termination: Contact DPW/Operations Center (336-6090) for inspection of capping of sewer.
- Septic System Termination: Receipt of filling of Septic System.
- Property to be cleaned of any/all debris graded as not to cause runoff onto adjoining properties and seeded.

- Submission of water and gas service-termination.
- Building Department may make a minimum of two (2) inspections.
- Town of Irondequoit **MUST** be notified when another agency is contacted about subject property. Including but not limited to: Fire Department, NYSDEC, Power Company, Telephone Company and NYSDOT.
- Demolition site **MUST** be secured at the end of each work day. Failure to comply with this order will result in having the Town of Irondequoit secure the site as needed and trilling the property owner for all fees incurred.
- The Town of Irondequoit reserves the right to request additional information from property owner, contractor and or waste site as needed.

Irondequoit Building Permit Fee Schedule

Residential Construction		<i>1 & 2 Family</i>
<u>Permit</u>	<u>Rates</u>	<u>Notes</u>
Application Fee	\$50.00	
All Habitable Space (Addition)	\$0.20/SF	
Foundation	\$0.10/SF	
Garage, Porch, Breezeway	\$125.00	<i>Includes App Fee & C of C</i>
Waterproofing	\$125.00	<i>Includes App Fee & C of C</i>
New Construction Recreation Fee	\$1,000.00	<i>Per unit</i>
Certificate of Occupancy	\$50.00	
Certificate of Compliance	\$50.00	
Electrical Permit	\$50.00	<i>Includes App Fee & C of C</i>
Remodel (Interior)	\$0.20/SF	
Interior Chair Lift/Elevator	\$50.00	<i>Includes App Fee & C of C</i>
<u>Auxiliary Structures</u>		
Fence, Shed, Gazebo, Pergola, Balcony, Roof, Greenhouse, Solar, Carport, Ramp, Dock, Boat Hoist, Etc.	\$50.00 Each	<i>Includes App Fee & C of C</i>
Deck & Entry Stairs	\$75.00	<i>Includes App Fee & C of C</i>
Above Ground Pool, Hot Tubs, Ponds (24" depth and higher)	\$50.00	<i>Includes App Fee & C of C</i>
In Ground Pool	\$75.00	<i>Includes App Fee & C of C</i>
Retaining Walls	\$75.00 + Engineering Fees	<i>Includes App Fee & C of C</i>
Radio & Television Towers, Antennas, Satellite	\$100.00	<i>Includes App Fee & C of C</i>
Professional Sign (R-6 Only)	\$50.00	<i>Includes App Fee & C of C</i>
<u>Plumbing</u>		
Application Fee	\$50.00	
Per Fixture	\$5.00	
Lateral Storm or Sanitary up to 4"	\$50.00 + \$5.00 Each Additional Inch	
Water Service	\$125.00	<i>Includes App Fee & C of C</i>
Sewer Connection Town & County	\$850.00	<i>Includes App Fee & C of C</i>
Sewer District Extension Fee	\$100.00	
Sewage Ejector/Grinder	\$75.00	
Private Catch Basin/ Dry Well	\$50.00	
Water Heater/Garbage Disposal	\$50.00	<i>Per Unit - Includes App Fee & C of C</i>
Irrigation System	\$50.00	
Fill in and remove Septic	\$50.00	<i>Includes App Fee & C of C</i>
Installation of Septic System	\$50.00	<i>Includes App Fee & C of C</i>
Sump Pump	\$50.00	<i>Includes App Fee & C of C</i>
<u>Demolition</u>		
Residential Structure up to 2,000 SF	\$150.00	
Residential Structure over 2,000 SF	\$300.00	
Interior Demo	\$75.00	
In Ground Pool, Detached Garage	\$50.00	<i>Includes App Fee & C of C</i>
Auxiliary Structures, Deck (No Replacement)	\$25.00	<i>No Deposit Required, Includes App Fee & C of C</i>
Lot Clean-up Security Deposit	\$500.00	

Irondequoit Building Permit Fee Schedule

Miscellaneous		
As-built A/E Report Review	\$50.00	
As-built Inspection Fee	25% of permit fee (\$250 max)	<i>\$25.00 Minimum, \$250 Maximum</i>
Removal of "Stop Work Order"	\$100.00	
Removal of Posted Property	\$100.00	

Irondequoit Building Permit Fee Schedule

Commercial & Multi Family Construction (Three or more)		
<u>Permit</u>	<u>Rates</u>	<u>Notes</u>
Application Fee	\$100.00	
Renovation/New Construction	\$0.25/SF	
Foundation	\$0.25/SF	
Change in Occupancy <3000 SF / Use	\$250.00	
Change in Occupancy >3000 SF / Use	\$250.00 + 0.17/SF	
Large Project Surcharge	Project Cost X \$0.05	<i>For labor & materials \$500,000 and over</i>
Certificate of Occupancy	\$150.00	<i>Temporary & conditional same fee</i>
Certificate of Compliance	\$100.00	
New Dwelling Recreation Fee	\$750.00	<i>Per dwelling unit</i>
Electrical Permit	\$100.00	<i>Includes App Fee & C of C</i>
<u>Auxiliary Structures</u>		
Fence, Dumpster Enclosure, Shed, Gazebo, Pergola, entry stairs, Roof, Greenhouse, Solar Panel, Carport, Pond (24" depth or higher), Docks, Etc.	\$100.00	<i>Includes App Fee & C of C</i>
Deck, Ramp	\$125.00	
Swimming Pool	\$250.00	
Temporary Construction or Site Trailer	\$50.00	<i>Per Trailer - Includes App Fee & C of C</i>
Multi-Level Parking Structure	\$75.00/Parking Space	
Retaining Walls	\$150.00 + Engineering Fees	<i>Includes App Fee & C of C</i>
Elevator	\$150.00	<i>Per Unit - Includes App Fee & C of C</i>
<u>Plumbing</u>		
Application Fee	\$100.00	
Per Fixture	\$10.00	
Lateral Storm or Sanitary up to 4"	\$100.00 + \$5.00 Each Additional Inch	
Water Service	\$150.00	<i>Includes App Fee</i>
Sewage Ejector/Grinder	\$75.00	
Water Heater	\$75.00	<i>Includes App Fee & C of C</i>
Kitchen Garbage Disposal, Dishwasher	\$75.00	
Irrigation System	\$100.00	
<u>Sewer Connections:</u>		
Commercial Town & County	\$1,450.00	<i>Includes App Fee & C of C</i>
Multi-Unit Dwelling	\$1,000.00	
Apartment Entry Fee	\$1200.00 / 6" Lateral	
Sewer District Extension Fee	\$150.00	
Grease Trap & Oil Separator	\$75.00	
<u>Demolition</u>		
Commercial <5,000 SF	\$250.00	

Irondequoit Building Permit Fee Schedule

Commercial 5,000-20,000 SF	\$600.00	
Commercial >20,000 SF	\$0.03/ SF	
Lot Clean-up Security Deposit	\$1,000.00	
<u>Miscellaneous</u>		
As-built A/E Report Review (Missed Inspection)	\$100.00	
As-built Inspection Fee	25% of permit fee (\$500 max)	<i>\$25.00 Minimum, \$500 Maximum</i>
Removal of "Stop Work Order"/ Posted Property	\$200.00	

Irondequoit Building Permit Fee Schedule

Telecommunications		
Permit	Rates	Notes
Standard Wireless Facility Tower	\$2,000.00	
Standard Wireless Antenna (new or replace)	\$300.00	<i>Per antenna</i>
Radios & Radio Control Heads	\$300.00	<i>Up to 6</i>
All Accessory Structures Related	\$300.00	
Signs		
Commercial up to 15 SF	\$50.00	<i>Includes App Fee & C of C</i>
Commercial 15 to 30 SF	\$75.00	<i>Includes App Fee & C of C</i>
Commercial 30 to 50 SF	\$100.00	<i>Includes App Fee & C of C</i>
Commercial 50 SF or more	\$2.00/ SF	<i>Includes App Fee & C of C</i>
Temporary "Special Event" (2 Weeks)	\$25.00/ Event	<i>Includes App Fee & C of C</i>
Subdivision and Development Signage	\$85.00	
Miscellaneous		
Rental Registry	<i>2-Year Renewal</i>	
First Property	\$200.00	<i>Add \$50 per unit within property</i>
Subsequent Property	\$50.00	<i>Add \$50 per unit within property</i>
Vacant Registry	\$100.00	<i>One time charge</i>
Administrative Review & Inspection Fees		
Review of Altered Plans	\$100.00	
Home Occupation	\$50.00	
Permit Extension	\$25.00	
Courtesy Inspection	\$25.00	
Reinspection of Failed Inspection	\$25.00	<i>After 2nd failure</i>
Plumbing		
Sanitary Pump Station for New Subdivision	\$8,500.00	
Construction of Pump Station	\$50.00	
Capital Reserve Fee	\$10.00	
Interior Plumbing Transfer (Septic to Sewer)	\$50.00	
Sewer Main Inspection	\$350.00	
Copies (Per Page)		
Letter or Legal Size (8.5 x 11, 8.5 x 14)	\$0.25	
Ledger Size (11 x 17)	\$1.00	
Plotter Size (Black & White)	\$10.00	
Plotter Size (Color)	\$20.00	