

## **Building Permits & General Town Regulations for 1 & 2 Family Dwelling**

Applications for building permits are available from the Building Department ( Tuesday Evening 7-9 p.m.).

### **Building Permit for a Single Family Dwelling Requires:**

1. Survey and proof of ownership ( Deed, Tax Receipt, Other )
2. Written approval from Erie County Health Dept.
3. Two sets of blueprints. ( One set will be returned
4. New York State Energy Code Calculations. ( Part-6 )
5. Certificate of liability insurance. ( Provided by contractor )
6. Complete application filled out showing all lot lines and setbacks.
7. Drainage Plan.
8. Above to be submitted ONE WEEK prior to issuing of permit.
9. Any dwelling over 1500 square feet must have the seal of a registered NYS Architect or P.E.

### **General Regulations for a Single Family Dwelling:**

- a. Minimum square feet for a Ranch is 1000 sq. ft.
- b. Minimum square feet for a Split Level is 1500 sq. ft. ( Finished living area)
- c. Minimum square feet for a Two Story is 800 sq. ft on 1<sup>st</sup> floor.
- d. Front Setback is 100 feet from centerline of road.\*\*\*\*
- e. Side Setback is 30 feet from property line. \*\*\*\*
- f. Four Inspections are required.
- g. Spot survey of foundation.
- h. Culvert pipe are generally required.

### **Please contact below authority:**

Dave Pierce -----Town roads -----652-7311 or 652-9548  
Erie County Highway -----County roads -----663-4272  
Dept. of Transportation -----State roads -----683-3476

\*\*\*\* These requirements may vary depending on lot size, please contact the building dept.

### **Building Permit for a Two Family Dwelling Requires:**

1. All requirements required for a single family ( above ) are also required for a two family except: **Lot size must be 300 feet frontage by 300 feet depth (measured from edge of ( R.O.W.) Can be built in either A or R-R areas.** There are also construction and fire separation differences between 1 & 2 family dwelling. Please contact the building dept. for specific information.