

Town of Ohio Codes Department

Building Permit Information:

Building permits are required for most projects that take place in the Town. Some exceptions are repairs to existing buildings that do not alter structural components, single story decks, storage sheds and play houses 144 square feet or less in size, and fences.

We request that you contact Jeff Greene, Codes Officer, at 315-826-7565 or mvwjfg@ntcnet.com when you are planning any project to check to see if a permit is required. It is always easier to have the information up front then to correct a problem after the fact.

The Town of Ohio is wholly within the Adirondack Park. The Adirondack Park Agency has control over land use within the park. Before a building permit may be issued for a new dwelling, seasonal or year round, a Jurisdictional Inquiry Form must be filed with the Adirondack Park Agency to see if a land use permit is required from them. A copy of this form is available on this web site. Also available on the web site is a flyer from The Adirondack Park Agency outlining shoreline restrictions. Adirondack Park Agency approval is not required for accessory structures like a garage or pole barn or for a replacement building that does not take the parcel further out of compliance of Park Agency regulations. The APA can be reached at 518-891-5050 for further information.

The application for a building permit is available on this web site. Please fill in the application completely regarding all items that pertain to your project.

Applications for a new dwelling will require the following items:

1. A plot plan showing the property and purposed project items.
2. A copy of the Adirondack Park Agency letter of non jurisdiction, or a permit from the APA if needed.
3. Construction documents. Dwellings greater than 1,500 sq. ft. must bear the original seal and signature of a NYS Licensed Professional Engineer or Registered Architect. The plans must show compliance with the design matrix found on the permit application and compliance with the NYS Energy Code. Dwellings less than 1,500 sq. ft., additions, and other structural modifications may require stamped plans as the Codes Officer deems necessary.
4. New or replacement septic systems must be designed by a NYS Licensed Professional Engineer or Registered Architect. The plans must include percolation data for the project site as well as compliance with Appendix 75-A of the NYS Health Code.

Applications for a Manufactured Home (mobile home) require an additional form that is available on this web site. Please note the requirements for foundations and certified installers.

A copy of the contractors C-105.2 and DB120.1 is required for proof of Worker's Compensation Insurance. If a contractor has no employees, a CE-200 form may be filed. Instructions are included on the building permit application. Homeowners doing the work themselves may file the BP-1 form that is included with the building permit application.

If you plan to use unmarked lumber for structural purposes, the form on page 6 must be completed by the owner of the mill where the lumber will be purchased from.

Once the building permit is issued, inspections are required at different stages of construction. The permit cover letter will outline what inspections are required. Please be sure to contact the Codes Department when you are ready for these inspections.