



## TOWN OF BEEKMAN

4 MAIN STREET  
POUGHQUAG, NEW YORK 12570-9601  
TEL: 724-5300 • FAX: 724-3245

### What projects require a Building Permit?

**NYS Title 19 Part 1203 (a) Building permits (1) Building permits shall be required for work which must conform to the Uniform Code which includes the NYS Building, Residential, Existing Building, Fire, Property Maintenance, Fuel Gas and Mechanical Codes. Examples include but are not limited to:**

#### **Structural**

- Any erection, construction, enlargement, alteration, removal, demolition, conversion or change in use or occupancy. If in doubt, email the Building Department.
- New Single or Multi Family Dwellings
- New Commercial Buildings, additions, renovations or change of use
- Sheds/Accessory Structures including Covered Membrane Structures larger than 120 square feet (all accessory structures that have electricity must have a building permit)
- Additions/Renovations
- Demolition of any building, structure or any project that required a building permit to construct (The Assessor only makes adjustments to your assessment when properly documented with demolition permits)
- Mobile homes (only permitted in Mobile Home Parks and certain Farms)
- Porches, decks, pool decks, arbors, sunrooms, greenhouses and gazebos
- Satellite dishes (large ones, not DISH network or Primestar receivers)
- Accessory apartments (also requires a Special Use Permit) There are no "Mother/Daughters" in Beekman.
- Garages and carports (attached and detached)
- Converting a garage to living space
- Finished Basements, Bonus Rooms and any areas previously unfinished
- Replacement of any project that required a Building Permit (Deck, shed, pool, etc). Replacements must comply with current Zoning and Building Code requirements. There is no "grandfathering"

#### **Heating**

Installation or Replacement of a fuel fired appliance (furnace/boiler) including change of fuels  
Heat Pumps, Fireplaces, pellet stoves, wood stoves, gas fireplaces, LP gas appliances or fireplaces including Inserts and Solar Thermal Systems

Removal, replacement, installation or abandonment of fuel tanks including propane

\*\*\*\*Outdoor Wood Furnaces/Boilers were banned by the Town of Beekman (Town Code 152)\*\*\*\*

#### **Exterior**

Decks, Porches and Entryways- any size

Any pool deeper than 24 inches (above or in ground)

Hot tubs, spas

Fences higher than 6 feet (also need a variance)

Sheds/Accessory Structures/Tents/Carports/Detached Garage/Gazebos/Greenhouses/Covered Membrane Structures larger than 120 square feet (all accessory structures that have electricity must have a building permit). All Accessory Structures must comply with Town Code 155-26 Accessory Structures

**Electric-** Any new or additional wiring including but not limited to:

Central air conditioning/Ductless air conditioning/Heat Pumps

Upgrades of electric service

Solar Electric Arrays and Systems



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Standby Generators and/or Generator transfer switches/outlets  
Electric Car Charging Stations

**Plumbing-** Any new or replacement plumbing

### **Projects that do not require Building Permits- There are very few projects that you can do in your home or on your property that do not require Building Permits**

- Sheds or accessory structures 120 square feet or less and do not have electricity or plumbing. Must comply with Town Code 155-26 Accessory Structures
- Fences 6 feet high or smaller. Fencing for animals must comply with Town Code 155-34.
- Installation of replacement windows that do not require structural changes.
- Replacing the shingles on a roof unless the sheathing or rafters have to be replaced.
- Swings or Playground equipment for single family homes.
- **Retaining walls under 4 feet in height unless the walls have a set of steps or are part of an entry to a home or building.**
- Painting, wallpapering, tiling, carpentry or other finish work
- Installation of listed portable electrical, plumbing, heating, ventilation or cooling equipment or appliances;
- Replacement of any equipment provided the replacement does not alter the equipment's listing or render it inconsistent with the equipment's original specifications;
- Paving a driveway. Contact the Highway Superintendent first and check the driveway code! (724-5013)

Repairs, provided that such repairs do not involve:

- (a) the removal or cutting away of a loadbearing wall, partition, or portion thereof, or of any structural beam or load bearing component;
- (b) the removal or change of any required means of egress, or the rearrangement of parts of a structure in a manner which affects egress;
- (c) the enlargement, alteration, replacement or relocation of any building system;
- (d) the removal from service of all or part of a fire protection system for any period of time.

When in doubt, email the Building Department at [beekmanbuildingdepartment@gmail.com](mailto:beekmanbuildingdepartment@gmail.com) or call (845) 724-5300 X6

### **Penalties for projects without Building Permits.**

• **Stop Work Orders-** Issued for projects currently underway without Building Permits or other necessary approvals. Once issued, all work ceases immediately until a Building Permit is issued/approvals are obtained. Fine \$250

• **"As Built"**- Any project found without a Building Permit is charged an "As Built" permit fee of triple the normal fee. "As Built" also require stamped and signed plans from a NYS Licensed Engineer if the project involves structure (Finished Basements, Deck, etc.) or required inspections were not performed.

• **Appearance Tickets-** If an Appearance Ticket is issued, you are required to appear in Justice Court for a minimum of two court sessions and fines are weekly and continue until the violation has been corrected.

• **Variances- Area Variances for "As Built" require a \$300 application and \$1500 escrow fund and there is a possibility that they may be denied. Use Variances require a \$750 application and are usually NOT granted.**

Unfortunately the property owner is ultimately responsible for projects without Building Permits. New York is also a "Buyer Beware" state where you may have purchased a home with violations but unfortunately you are responsible for them.

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