

TOWN OF TICONDEROGA
USE/CONSTRUCTION/ALTERATION/REPAIR
REQUIREMENTS

1) Zoning Permit – Required regardless of size or type of action being undertaken.

2) Site Plan Review – Required for:

- All new land uses;
- Travel trailer parks and campgrounds;
- Mobile home parks;
- Subdivision of land into five or more lots;
- Re-subdivision of land;
- Any use located within a designated floodplain;
- Any use located within a designated freshwater wetland;
- Type 1 actions as defined under Article 8 of the Department of Environmental Conservation Law, State Environmental Quality Review Act, and part 617, Volume 6 of the New York Code of Rules and Regulations (Title 6);
- Single family dwellings over 1800 square feet not including garages, carports, porches, cellars, or uninhabitable basements or attics;
- Residential garages and other accessory buildings 1000 square feet or more;
- Single family dwellings and garages located along waterfront properties regardless of size;
- Land filling, grading, or removal of vegetation such as trees and shrubs disturbing more than 5000 square feet of land;
- Accessory structures 1000 square feet or more.

2) A Building Permit is required for all work which must conform to the NYS Uniform Building Code and/or Energy Code including, but not limited to, the construction, enlargement, alteration, improvement, removal, relocation, or demolition of any building or structure, or any portion thereof, and the installation of a solid fuel burning heating appliance, chimney, or flue in any dwelling unit. **No person shall commence any work for which a Building Permit is required without first obtaining a Building Permit from the Town.**

Exemptions: No permit shall be required for work in any of the following categories:

- construction or installation of one story detached structures associated with one- or two-family dwellings, or multiple dwellings, which are used for tool and storage sheds, playhouses, or similar uses, provided the gross floor area does not exceed 144 square feet;

- Construction of temporary sets and scenery associated with motion picture, television, and theater use;
- Installation of window awnings supported by an exterior wall of a one- or two-family dwelling or multiple single family dwellings;
- Installation of partitions or moveable cases less than 5' 9" in height;
- Painting, wall papering, tiling, carpeting or other similar 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;
- Repairs, provided that the work does not have an impact on fire and life safety, such as any part of a structural system, the required means of egress, or the fire protection system, or the removal from service of any part of the fire protection system for any period of time.

NOTE: This document was created for the convenience of the majority of permits issued through the Town of Ticonderoga. If you are unsure whether your project requires a permit, feel free to contact the Code Enforcement Office.