

Building Permit Frequently Asked Questions

When is a permit required?

In the Town of Pine Plains, both State and Local codes require that no person or organization shall begin to excavate, erect, construct, enlarge, alter, remove, improve, demolish, convert or change the nature of the occupancy, install any mechanical equipment or systems such as plumbing, heating, fire suppression or detection system or electrical system (including fuel driven generators and solar production) without first having applied for and obtained a permit. Also, features such as swimming pools, sheds, signs, accessory apartments, or home occupations require permits.

What work can be done without a permit?

Interior and exterior painting or decorating, siding, or roofing that does not require replacing of structural members or necessary repairs that do not involve material alteration of structural features. When in doubt about the need for a permit, please contact the Building Department.

Why are permits issued?

Permits are issued to fulfill legal mandates, to protect the health and safety of the general public and to ensure compliance with contractor insurance requirements, construction drawings, specifications, and adopted building and fire codes.

When are stamped plans and construction specifications required?

New York State Education Law requires stamped plans and specifications from a New York State licensed architect or Professional Engineer for the construction of any commercial work; for the construction of new residential dwellings exceeding 1500 sq. ft. in habitable area and alterations in excess of \$20,000. In instances where stamped plans are not required, some type of detailed plans or specifications are required.

How long does it take to obtain a permit?

Some permits (such as minor construction) may take a few business days. However, a plan review of a new residential dwelling may take 1-2 weeks. Commercial permits may take from 2-4 weeks to complete a review. In all cases, times are mostly impacted by the completeness of the required documentation submittal with the application.

How long does a permit last?

The project must begin within 6 months of the issuance or the permit will become invalid. A permit will expire 18 months after the date of issuance. An extension of up to six months may be issued for a permit when an applicant demonstrates good cause as to why construction could not be completed within the applicable timeframe.

What licenses are required for contractors, plumbers and electricians?

There are currently no local, county or state requirements for licensing of contractors, plumbers and electricians.