

Requirements For Converting A Seasonal Dwelling To Year Round Use.

1. A building permit must be obtained from the Building Dept..
2. All Water Dept. requirements must be met.
 - a. A permit must be obtained from the water dept.
 - b. The water line shall be buried to below frost line. [4'6"]
 - c. The water meter shall be installed to a readily accessible approved area.
 - d. The water meter and all water pipes shall be protected against freezing.
 - e. The curb box shall be installed in a readily accessible approved area.
 - f. All the above must be inspected by the water dept.
3. All Sewer Dept. requirements must be met.
 - a. A permit must be obtained from Sewer Dept.
 - b. A sewer trap shall be installed.
 - c. PVC sewer lateral piping must be installed from building to sewer main.
4. A block or poured foundation below frost line as per NYS Building Code shall be required. On grade pads shall be prohibited.
5. A pier foundation system utilizing 6"x 6" PT columns may be utilized as an alternative to a block or poured foundation.
 - a. Pressure treated lumber shall be of structural grade
 - b. A maximum spacing of 8' is allowed for pier separation.
 - c. Piers shall be installed below frost line. [4'6"]
 - d. Poured concrete piers shall be permitted.
 - e. Engineered plans must be provided for a two story dwelling on piers.
 - f. Alternative engineered systems shall be permitted subject to approval.
6. All NYS Energy Codes must be met for the building envelope insulation.
 - a. Skirting of dwellings using piers shall have a minimum R-21 insulation.
 - b. An alternative to insulated skirting shall be R-21 insulated floor joist.
7. A minimum 100 Amperage electrical panel shall be installed.
8. The dwelling must comply with all zoning regulations regarding sq. footage of the dwelling being converted.