

JANUARY 1, 2024

TOWN OF REMSEN CODES DEPARTMENT

Effective August 9, 2023, necessary changes were made to the Building Code requirements as they apply to the construction of new buildings designated for Residential, 'OCCUPIED USE'.

Town of Remsen LOCAL LAW # 3 OF 2023 was voted on and adopted by the Remsen Town Board. In effect, this law requires that any structure which is built with the intent to OCCUPY, (Seasonal or Otherwise), is REQUIRED to have Architectural/Engineered STAMPED plans be submitted with the Building Application REGARDLESS of the square footage of that structure.

**** Prior to adoption of this amendment, residential structures less than 1,500 sq. ft. were not always required to have detailed / stamped drawings. In the past two years, the construction of new residential dwellings has seen a significant increase, with a noticeable trend toward building smaller homes. With these reduced square footage homes, comes the challenge of achieving NYS Uniform Building Code compliance. Particularly as it applies to Fire Safety, Snow Load ratings, Mechanical systems, Whole House Energy Code etc.*

Without Engineered/Stamped, detailed drawings, confusion leading to disagreements can arise regarding code compliance. Often, conflicts of this nature can result in unresolved issues that compromise the building project. Most importantly, stamped plans provide the owner and the builder with an accurate, code compliant road map to follow that will provide the safest possible structure to the occupants of the dwelling.

Thank you for your cooperation in helping us make this a safe community and we invite you to reach out to us with questions concerning What Projects Require a Building Permit? Fee Schedules. Septic Systems, Setback Requirements, etc.

May 2024 be Happy and Healthy!


Joe Rowlands

CEO Town of Remsen

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