

Village of Sherman

NY State Building and Fire Code has adopted the new 2020 International Code

The Village of Sherman, in compliance with state building code, sends this reminder:

When are permits required?

New Construction	Swimming Pools	Garages
Alterations	Decks	Dumpsters
Renovations	Porches	Change of Occupancy
Additions	Fences	Installation of fire protection equipment
Demolition	Special Use	

New construction **and remodeling** require building permits; if any one piece of support structure is removed and replaced it requires a building permit. If the entire structure is removed and replaced it requires a building permit, even if it will be replaced with the same pitch and detail.

When in doubt, ask an officer. Surcharge for prematurely commencing work begins at **\$150**.

What does not require a permit?

Painting	Replacement windows with no structural change or change in window size
Siding	

LOCAL LAWS – Municipal Code

Property Maintenance and Zoning Law are two types of local municipal code / law. Property Maintenance and Special Use Permits are overseen by the Municipal Zoning Board, the sitting Village Board of Trustees. Variance requests are determined by the Zoning Board of Appeals. These are lawfully organized boards required to have a thorough understanding of local law and a minimum of four hours of annual training, required by the NY Dept of State.

The Village Local Laws, Village Zoning Law of 2009 and the Fee Schedule are available on the website

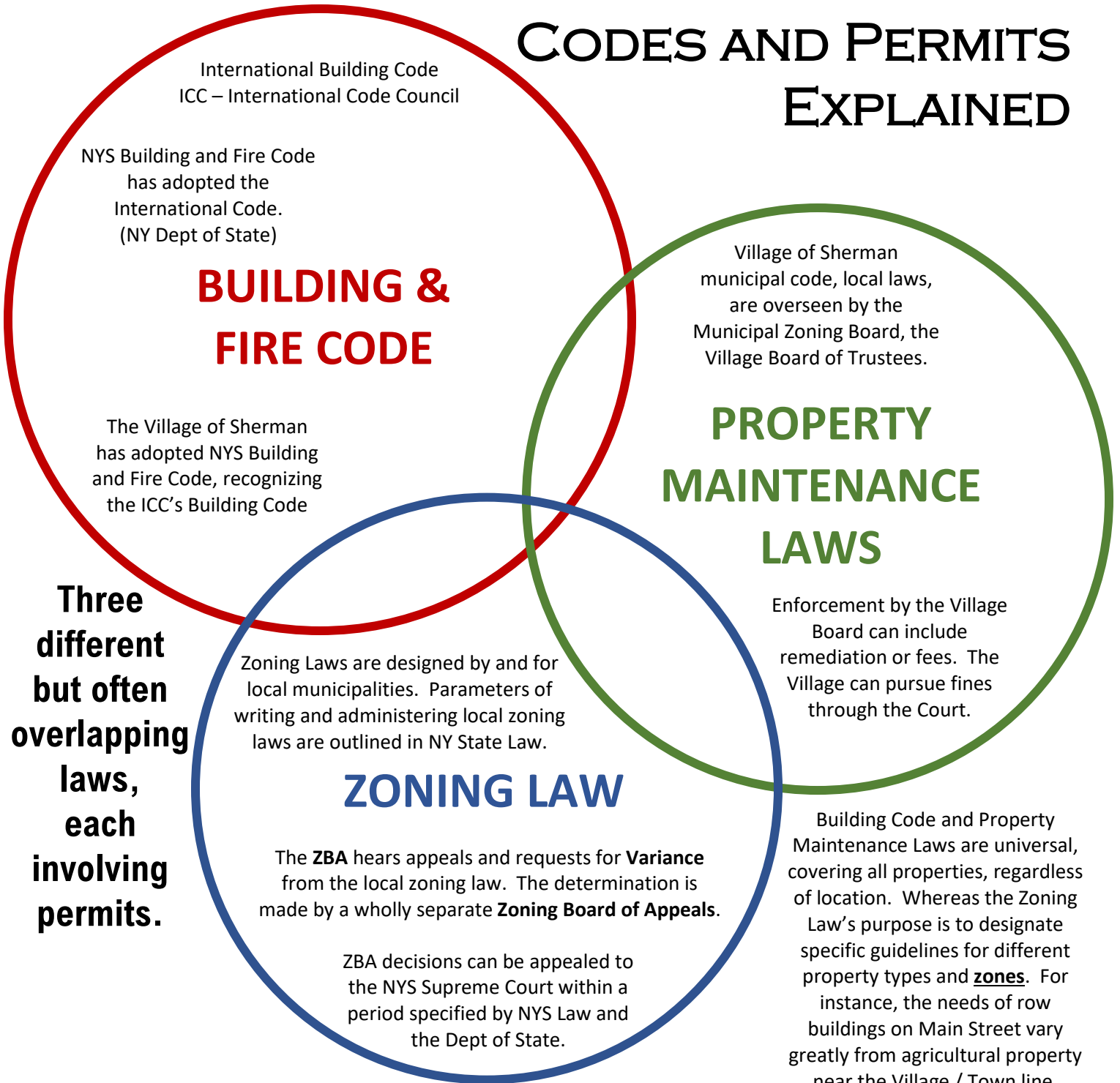
www.shermanny.org

Code & Zoning Enforcement Officer	Greg Gormley	716-640-3195
Building Inspection Officer	Dave Heckman	716-484-3173

COVID – Executive Order

The governor and president, both, suspended many laws during this pandemic, including the ability to use utility shut off's, evictions, and property maintenance enforcement, prohibiting the Code & Zoning Enforcement Officers from conducting some of their normal review and enforcement.

CODES AND PERMITS EXPLAINED



**Three
different
but often
overlapping
laws,
each
involving
permits.**

Purpose

“...brings benefits to a community which may or may not be highly or immediately visible. However, the resulting conditions will enhance and preserve the quality of living, health, and safety for the municipality.” This is all balanced with federal and state laws preserving the rights of property owners and individual freedom of speech, along with laws protecting agricultural practices.