

TOWN OF PRATTSVILLE

LOCAL LAW NO. 3 OF 1985

A LOCAL LAW FOR THE REGULATION OF BUILDINGS
IN THE TOWN OF PRATTSVILLE

SECTION I: TITLE

This local law shall be known and may be cited as the Town of Prattsville Building Law.

SECTION II: PURPOSES

It is the purpose of this law to promote the health, safety, and general welfare of the inhabitants of the Town of Prattsville, by proper regulation of new building.

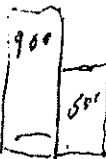
SECTION III: REGULATIONS

All new buildings shall require a building permit. The Code Enforcement Officer will check boundaries and set back distances. Buildings will be at least seventy-five feet (75') from the center of the highway, and twenty-five feet (25') from property lines. Existing parcels of land with buildings will be exempt from these distance regulations. Any building to be reconstructed on the original foundation not conforming to set back law will have to be approved by issue of a variance by the Prattsville Planning Board.

Buildings with a crawl space will have a minimum of twenty-four inches (24") from the ground to the bottom of the floor joists.

All dwellings will be supported on masonry foundations extending forty-eight inches (48") below ground level or to

bedrock. Reinforcement rods shall be used in all foundations. Foundations on bedrock less than forty-eight inches (48") below ground level shall have the bedrock drilled so that reinforcement rods will tie the foundation to the bedrock.



No piers will be used to support the main part of a dwelling.

All mobile homes will be set on a concrete slab with eight inches (8") of gravel under the slab. A minimum of four inches (4") of concrete with reinforcement wire screen must be in the slab. A solid foundation may also be used instead of a concrete slab.

Tie downs are required for mobile homes using U-bolts of at least one-half inch (1/2") size set in concrete slab--U-bolts to be evenly spaced along the width of the mobile home. Mobile homes under forty feet (40') shall require three (3) tie downs per side.

Existing mobile homes are exempt from the foregoing regulations. A change of location of the mobile home on the same site shall require conformity with the above regulations.

All mobile homes must be skirted within sixty (60) days of enactment of this Local Law No. 3. Hay bales are not to be used for skirting and no tar paper is to be exposed.

Modular homes are to be placed on a masonry foundation or concrete slab with the same specifications as for mobile homes.

In existing buildings, renovations of less than one hundred forty-four square feet (144 sq. ft.) do not require a building permit, only inspection, unless it involves foundation work.

By securing a permit, occupied camp trailers may be parked

for sixty (60) days without tie downs or slab, renewable for an additional sixty (60) days. After this period of time said trailer shall be required to be on a concrete slab with tie downs secured to U-bolts of at least one-half inch (1/2") size set in a concrete slab.

A permit shall be required for the construction of house-type peaked roofs on flat roof mobile homes.

All variance requests to the foregoing regulations are to be made in writing to the Prattsville Planning Board for its consideration.

SECTION IV: PENALTY

Any violation of this law is hereby declared to be an offense and shall render the owner or owners of the land, the tenant thereof, or any other person guilty of a violation, liable to a fine of two hundred fifty dollars (250.00). Each thirty day period such violation is continued shall constitute a separate offense. The Town Board may also maintain an action or proceeding in the name of the Town of Prattsville in a court of competent jurisdiction to compel compliance with or to restrain the violation of this law.

SECTION V: SEVERABILITY

If any clause, paragraph, section or part of this local law shall be adjudged by a Court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder thereof but shall be confined in the operation to the clause, sentence, paragraph, section or part thereof directly

involved in the controversy in which the judgment shall have been rendered.

SECTION VI: EFFECTIVE DATE

This Local Law shall take effect immediately and according to law.