

Madison Rose Properties  
Madre De Cristo

Clarification of the minutes.

“Applicant states he is building 6 houses in this subdivision”

- Only 2 permits issued to Madison Rose Properties. # 16 and # 22.

“They accept the subdivision map with just the subdivision envelope”

- When a building permit application is submitted and before a plan review of a proposed dwelling unit is conducted the exact location of the dwelling and all features are to be plotted by a New York State licensed surveyor. A building permit is issued based on what is submitted. **The building permit application states any changes to the approved plans must first be approved by this office.**

“We are doing a house 2 lots down and we framed the whole house before the as-built was done”

- #22 Madre De Cristo had the foundation inspection by this office on 1-11-2016 and the foundation location as-built was submitted and approved by this office on 1-13-2016.

“They absolutely allow you to move forward without submitted the as-built”

- Within the building permit application there is a sequence of inspections required by this office. The second inspection is the foundation wall inspection. There is an underlined note that states no further inspections allowed until the review and approval of the foundation as-built. The builder signs the application so should be aware of these requirements. A stop work order is not issued due to the common sequence of inspections. There are 4 to 5 other inspections needed before a framing inspection. Examples of the sequence are foundation backfill, foundation waterproofing, footing drains, plumbing under slab, slab preparation, haunches, interior piers, vapor barriers, wire mesh etc. These inspections are usually done before the framing begins.

Time line for 16 Madre De Cristo

10-26-2015 Permit # 15-0895 issued

10-30-2015 footings inspected

11-5-2015 foundation walls inspected

12-14-2015 foundation “as-built” submitted

12-14-2015 Stop work order issued and posted

12-16-2015 Permit referred to zoning.

12-30-2015 Stop work order re-posted on the building (see picture)

03-01-2016 Site inspection Stop work order removed from the building again.

