

Residential Code of New York PLAN REVIEW

Owner: _____ Reviewed by: _____

Location: _____ Date: _____

Building Type: () One Family () Two Family () Townhouse

Type of Work: () Existing Building () New Construction

**Table R301.2 (1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

Ground Snow Load	WIND	SEISMIC DESIGN CATEGORY ^g	SUBJECT TO DAMAGE FROM				Winter Design Temp ^f	Ice Shield Underlayment Required	FLOOD HAZARDS ^h
	SPEED (MPH)		Weathering ^a	Frost Line Depth ^b	Termite ^d	Decay ^d			

Plan Review Form #1 applies to ALL buildings regulated by the Residential Code of New York.

Forms #2, 3W,3M and 3S are specific to the type of construction material used for the structural components of the building.

Form #4 is for use with ALL ROOF COVERINGS.

Check off each applicable form that was used:

- | | |
|--|--------------------------------|
| | Date Complete (Initial) |
| [] Form #1 PLAN REVIEW FORM - MASTER | _____ |
| [] Form #2 PLAN REVIEW FORM - FOUNDATIONS | _____ |
| [] Form #3W PLAN REVIEW FORM - WOOD FRAME CONSTRUCTION | _____ |
| [] Form #3S PLAN REVIEW FORM - STEEL FRAME CONSTRUCTION | _____ |
| [] Form #3M PLAN REVIEW FORM - MASONRY OR CONCRETE CONSTRUCTION | _____ |
| [] Form #4 PLAN REVIEW FORM - ROOF COVERINGS | _____ |

	ITEM	CODE SECTION	REQUIRED	ACTUAL
1	NYRC Limitation One-family conversion to Bed and Breakfast Community Residences Hospice Residences Modular Homes Mobile Homes (Pre-6/15/76) Manufactured Homes	R101.2 R101.2 R101.2.1 R101.2.2 R101.2.5 R101.2.4 R101.2.3	<u>Single-Family</u> Two-Family Townhouses-3story with separate egress 14 or less Persons, and <u>operated</u> by OMH or OMRDD From 2 to 8 patients Constructed in a Factory prior to 6/15/76 Bearing a HUD seal, CFR Part 3280	
CONSTRUCTION MATERIALS DESCRIPTION				
2	Building Height Number of Stories Standard Construction Wood Steel Insulated Concrete Form Foundations	 R101.2 R505.1.1 R404.4.1	Find code limitations based on material Town Houses - 3 stories maximum 2 stories maximum 2 stories maximum	
3	Design Loads Wind Limitations Seismic Snow Dead Load Live Load	R301.2.1 R301.2.2 R301.2.3 R301.3 R301.4	See Table R301.2 (1) on 1st page of Plan Review Form Table R301.4	

4	Location on Lot	R302	> 3' from lot line - (1hr.)	
	ITEM	CODE SECTION	REQUIRED	ACTUAL
5	Light and Ventilation Habitable Light	R303 R303.1	8% of floor area	
	Habitable Ventilation	R303.1	4% of floor area	
	Stairway Illumination Habitable	R303.4 R304	Stairways - artificial light required	
	Size	R304.1	120 sq ft (Min. of 1 room)	
		R304.2	70 sq ft other rooms	
		R304.3	7 ft min.	
	Ceiling Height	R305.1	7 ft 6 in. min.	
	Bathrooms Fixtures Required Fixture Spacing	R306 R307.1 Figure 307.2		

8	Garage - <u>Attached</u>	R309 R309.1 R309.2	3/4 hr. door assembly with self-closing device 3/4 hr. ver. & hor. Seperation (SEE Exceptions R309.2.1 & R309.2.2)	
9	Emergency Escape and Rescue Openings Minimum Opening Area Opening Height Opening Width	R310 R310.1.1 R310.1.2 R310.1.3	5.7 sq ft / 5.0 sq ft 24 in (Net Clear) 20 in (Net Clear)	
10	Exits Door Width/Height Door Type Hallways	R311.1 R311.3 R311.3 R311.4	Min. 1 per dwelling unit 3 ft / 6 ft 8 in side-hinged 3 ft min. width	
11	Landings Stairs Exterior Doors Minimum Landing Size	R312 R312.1.1 R312.1.2 R312.2	36 in. Min. (in direction of travel)	
	ITEM	CODE SECTION	REQUIRED	ACTUAL
12	Stairs Width - Minimum Tread depth Riser Height Headroom Winders Spiral Circular	R314.1 R314.2 R314.2 R314.3 R314.4 R314.5 R314.6	36 in. 9 in. 8 1/4 in 6 ft. 8 in. height Not permitted to be the only means of egress from a story	

13	Handrails/Railings Height When Required Location Guards Where Required Sphere Openings Exception - Triangular Openings	R315 R315.1 R315.1 R315.1 R316 R316.1 R316.2 R316.2	Min 34 in./ Max 38 in. With 2 or more risers	
14	Foam Plastic Insulation	R318		
15	Dwelling Separation Two-family - Required Sprinkler Exception Townhouses Required Exception: Common Wall Parapet Walls Structural	R321 R321.1 R321.1.1 R321.2 R321.2 R321.2 R321.2.2 and R321.2.3 R321.2.4	1 hr min ½ hr min 1 hr min 2 hr min 1 hr min Independent	
16	Plumbing Fixtures Anti-scald Devices Waste Type/approval Water Source/approval	Chapters 25 thru 32 (R306) P2802.2 R306.3 & P2602 R306.4 & P2602		
	ITEM	CODE SECTION	REQUIRED	ACTUAL
17	Fireplaces and Stoves Masonry Fireplaces Factory-Built Fireplaces Exterior Air Supply	Chapter 10 R1003 R1004 R1005		

18	Chimneys and Gas Vents	Chapter 10, 18 and 24		
	Masonry Chimneys	R1001		
	Factory-built Chimneys	R1002		
	Draft	M1801.2		
	Fire Blocking	M1801.9 and R602.8		
	Multiple-Appliance Venting	M1801.11		

19	Smoke Alarms	R317.1		
	Power Source	R317.2		
	Automatic Sprinkler Systems	R317.3		
20	Electrical Requirements	Chapters 33 thru 42		
	Receptacle Placement	E3801.2.1	12 ft. max	
	GFCI	E3802	7 locations	
	Switch Locations	E3803	1 per habitable room & bathrooms	
21	Wall Coverings			
	Interior Coverings	R702	Based on material used	
	Plaster	Tables R702.1(1) to (3)		
	Gypsum	R702.3.5		
	Flame Spread Classification	R319.1	not greater than 200	
	Exterior Coverings	R703	Based on material used	
		Tables R703.4, R703.5.2 & R703.7.3		

	ITEM	CODE SECTION	REQUIRED	ACTUAL
22	Energy Code Compliance Glazing Insulation HVAC Equipment Water Service Equipment Electrical	Chapter 11 of RC or Chapters 4,5 or 6 of ECCC See Energy Conservation Construction Code of NY Documentation Checklist		

COMMENTS OR QUESTIONS:

The Plan Review Forms are a guideline to assist in the application and enforcement of the Uniform Fire Prevention and Building Code and Energy Conservation Construction Code. The Plan Review Forms are to be regarded as purely advisory and no representation is made to their accuracy or completeness. To ensure a comprehensive review, refer directly to the Uniform Fire Prevention and Building Code and Energy Conservation Construction Code.