

Residential Code of New York PLAN REVIEW

Owner: _____ Reviewed by: _____
 Location: _____ Date: _____

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

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

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

Ground Snow Load	Wind Speed (MPH)	Seismic Design Category	SUBJECT TO DAMAGE FROM			Ice Shield Underlayment Required	Flood Hazards
			Weathering	Frost Depth	Termite		

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:

- [] 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

Date Complete
(Initial)

	ITEM	CODE SECTION	REQUIRED/ALLOWED	ACTUAL
1	Code Applicability State Agency regulation Community residence Hospice Conversion to B&B	R101.2 R101.2.1 AJ701	Detached 1- or 2- Family Townhouse Max 3story with separate egress	
2	Number of Stories Material limitations Wood Steel ICF Foundations IF 3 story	Tab R602.3(5) R505.1.1 R404.4.1 See 313.5	2x6 allows 3 stories 2 stories max 2 stories max Sprinkler req'd	
3	Construction Method Limits Wind 100 MPH Hurricane region, and 110 MPH elsewhere Seismic Irregular buildings in Seismic Design Cat C, D ₀ , D ₁ Snow Over 70 psf ground snow	R301.2.1.1 R301.2.2.2.2 R301.2.3	Cannot use conventional framing methods Cannot use conventional framing methods Cannot use conventional framing methods	
4	Live Loads	Tab R301.5		
5	Location on Lot Detached Garage	R302 Table R302.1 R302.1 Exp 2	< 5' from lot line - (1hr.) 2' allowed, 4" projection	
6	Light and Ventilation Habitable Rooms Light Ventilation Stairway Illumination	R303 R303.1 R303.6	8% of floor area 4% of floor area Artificial light req'd	
Complete the following worksheet to verify light and ventilation requirements				

Natural Light and Ventilation Worksheet					
Room (Floor)	Floor Area (Square Feet)	Light (8% Required)	Light (Actual)	Ventilation (4% Required)	Ventilation (Actual)

	ITEM	CODE SECTION	REQUIRED	ACTUAL
7	Room Dimensions Habitable room area Other habitable rooms Ceiling Height	R304.1 R304.2 R304.3 R305.1	Min. 120 SF (1 room) 70 SF other rooms 7' min. dimension 7' min.	
8	Glazing Safety Glazing Locations Skylights/Sloped Glazing	R308 R308.4 R308.6		
9	Garage - Attached Opening Protection Separation required (vert) Horizontal separation	R309 R309.1 R309.2.1 Exception R309.2.2	NP into sleeping room 3/4 hr. self-closing door 3/4 hr. wall One layer 5/8" type X One layer 5/8" type X	

	ITEM	CODE SECTION	REQUIRED	ACTUAL
10	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)	
11	Exits Doors Door type and size Landing	R311.4.1 R311.4.2 R311.4.3	Min. 1 per dwelling unit 3 ft / 6 ft 8 in side-hinged	
12	Stairways Under stair protection Width - Minimum Headroom Tread depth Riser Height Landing Spiral	R311.2.2 R311.5.1 R311.5.2 R311.5.3 R311.5.4 R311.5.8.1	½" gyp. If enclosed 36 in. 6 ft. 8 in. height 9 in. 8 1/4 in NP as only mean of egress from a story	
13	Handrails/Railings When Required Height Continuity	R311.5.6 R311.5.6.1 R311.5.6.2	4 or more risers Min 34 in./ Max 38 in.	
14	Guards Where Required Height Openings limitation	R312 R312.1 R312.2	Surfaces raised 30" Min. 36" 4" sphere 6" triangle exception 4 3/8" stair exception	

	ITEM	CODE SECTION	REQUIRED	ACTUAL
15	Alarms and Life Safety <u>Smoke Alarms</u> Locations Power/Wiring <u>CO alarms required</u> Locations Power/Wiring <u>Automatic Sprinkler Systems</u>	R313.1 R313.1.1 R313.4 R313.4.1 R313.4.3 R313.5	Inside, outside, each level Interconnect, hard wired If CO source exists Story with sleeping Story with CO source Interconnect, hard wired 3 stories above grade NFPA 13D	
16	Foam Plastic Insulation	R314		
17	Wall and Ceiling Finishes Interior Coverings Plaster Gypsum Exterior siding Water resistive barrier Coverings	R702 Tab R702.1(1) Tab R702.3.5 R703 R703.2 Tables R703.4	Based on material used Based on material used	
18	Dwelling Separation <u>Two-family - Required</u> Sprinkler Exception <u>Townhouses, separate bldgs</u> Exterior wall Exception: Common Wall Parapet Walls Structural Independence	R317 R317.1 R317.2 R317.2.2 and R317.2.3 R317.2.4	1 hr min ½ hr min Each 1 hr min 2 hr min 30" - exceptions Rating matches wall	
19	Protection of the Structure Decay and rotting Termites	R319 R320		

	ITEM	CODE SECTION	REQUIRED	ACTUAL
20	Flood Resistant Construction Base flood elevation Add 2' freeboard	R324 R324.1.3 R324.1.3.3	Flood zone?	Yes No
21	Ext Windows, Glass Doors Performance/Wind load Testing/Labeling Wind-borne Debris Anchorage, Wind Force Sys	R613 R613.2 R613.3 R613.6 R613.7		
22	Fireplaces and Stoves Masonry Fireplaces Factory-Built Fireplaces Exterior Air Supply	Chapter 10 R1001 R1004 R1006		
23	Chimneys and Gas Vents Masonry Chimneys Factory-built Chimneys Fire Blocking Multiple-Appliance Venting Solid fuel prohibition	Ch. 10, 18, 24 R1003 R1005 M1801.9 R602.8 M1801.11 M1801.12		
24	Plumbing/Sanitation Fixtures Required Fixture Spacing Waste Type/approval Water Source/approval	R306, R307 Chapt. 25 - 32 R306 R307.1 Figure 307.2 P2603.1.1 P2603.1.2	Toilet, Lav, tub or shower Kitchen sink	

	ITEM	CODE SECTION	REQUIRED	ACTUAL
25	Electrical Requirements	Ch 33 thru 42	NFPA 80-08 (NEC)	
	Receptacle Placement Small appliance circuits	E3801.2.1 E3801.2	12 ft. max 2 - 20 amp	
	GFCI and Arc Fault	E3802 E3802.11	GFCI 10 locations Arc Fault all circuits	
	Switch Locations	E3803	1 per habitable room & bathrooms	
26 (a)	Energy Compliance Climate Zone	Chapter 11 Table N1101.2		
	<u>Compliance Path</u> Mandatory provisions	N1101.2		
	<input type="checkbox"/> Prescriptive	N1102 - N1104		
	<input type="checkbox"/> Energy Code alternative	ECCNY Chap 4		
	Approved Software	N1101.2.3		
	<input type="checkbox"/> Res Check compliance			
	<input type="checkbox"/> RemRate/RemDesign			
	<input type="checkbox"/> EnergyStar/HERS			
	Construction Documents	N1101.13		
26 (b)	Energy - Prescriptive Path Building Envelope	Table N1102.1		
	Insulation amounts	Fenestration	U - .35	
		Skylight	U - .60	
		Glazing SHGC	NR	
		Ceiling		
		Wood wall		
		Floor		
		Basement wall		
		Slab R, depth		
	Crawl space		Ventilate OR Insulate	

