

**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:

- |  |                            |
|--|----------------------------|
|  | Date Complete<br>(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/ALLOWED	ACTUAL
1	<b>Code Applicability</b>  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	<b>Number of Stories</b> 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	<b>Construction Method Limits</b> Wind 100 MPH Hurricane region, and 110 MPH elsewhere  Seismic Irregular buildings in Seismic Design Cat C, D <sub>0</sub> , D <sub>1</sub>  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	<b>Live Loads</b>	Tab R301.5		
5	<b>Location on Lot</b>  Detached Garage	R302 Table R302.1  R302.1 Exp 2	< 5' from lot line - (1hr.)  2' allowed, 4" projection	
6	<b>Light and Ventilation</b> 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	<b>Room Dimensions</b> 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	<b>Glazing</b> Safety Glazing Locations  Skylights/Sloped Glazing	R308 R308.4  R308.6		
9	<b>Garage - Attached</b> 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	<b>Escape and Rescue Openings</b>  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	<b>Exits Doors</b>  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	<b>Stairways</b> 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	<b>Handrails/Railings</b> 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	<b>Guards</b> 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	<b>Alarms and Life Safety</b> <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	<b>Foam Plastic Insulation</b>	R314		
17	<b>Wall and Ceiling Finishes</b> 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	<b>Dwelling Separation</b> <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	<b>Protection of the Structure</b> Decay and rotting  Termites	R319  R320		

	ITEM	CODE SECTION	REQUIRED	ACTUAL
20	<b>Flood Resistant Construction</b> Base flood elevation  Add 2' freeboard	R324 R324.1.3  R324.1.3.3	Flood zone?	Yes No
21	<b>Ext Windows, Glass Doors</b>  Performance/Wind load  Testing/Labeling  Wind-borne Debris  Anchorage, Wind Force Sys	R613  R613.2  R613.3  R613.6  R613.7		
22	<b>Fireplaces and Stoves</b>  Masonry Fireplaces  Factory-Built Fireplaces  Exterior Air Supply	Chapter 10  R1001  R1004  R1006		
23	<b>Chimneys and Gas Vents</b>  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	<b>Plumbing/Sanitation</b>  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	<b>Electrical Requirements</b>	Ch 33 thru 42	NFPA 80-08 (NEC)	
	Receptacle Placement	E3801.2.1	12 ft. max	
	Small appliance circuits	E3801.2	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)	<b>Energy Compliance</b> 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)	<b>Energy - Prescriptive Path</b> 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	

	ITEM	CODE SECTION	REQUIRED	ACTUAL
	<b>Energy - Prescriptive Path</b> <u>Building Envelope details</u>			
	Ceiling reduction	1102.2.1		
	Unvented attics	1102.2.1.1		
	Air Leakage	1102.4		
	Vapor Retarders	1102.5		
26 (c)	<b>Energy - Prescriptive Path</b> <u>Systems</u>	1103		
	Programmable thermostat	1103.1.1		
	Duct insulation	1103.2.1		
	Duct sealing	1103.2.2		
	Equipment sizing	1103.6		
	Swimming pools	1103.8		
	<u>Lighting Systems</u>			
	High efficacy lamps	1104.11		
	Individual meters	1104.2		

**COMMENTS OR QUESTIONS:**




Owner: \_\_\_\_\_  
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**Residential Code of New York**  
**FOUNDATION PLAN REVIEW**

	ITEM	CODE SECTION	REQUIRED	ACTUAL
1	<b>Foundations</b>	R401		
	Soil Test Presumptive Soil Bearing	R401.4 Table R401.4.1	Poor or unkown soil	
	Materials	R402		
	Wood Concrete strength	R402.1 Table 402.2	Severe weathering	
2	<b>Footings</b>	R403		
	Minimum size	R403.1.1	6" thickness 2" projection	
	Minimum Width	Table 403.1		
	Seismic if D <sub>0</sub> , D <sub>1</sub> or D <sub>2</sub>	R403.1.2 and .3		
	Depth	R403.1.4	Tab 301.2(1)	
	Slope of Footing	R403.1.5	Top & bottom level Step bottom > 1:10	
	Anchor bolts Seismic plate washers	R403.1.6 R403.1.6.1	6' OC, 12' from end D <sub>0</sub> , townhouse in C	
	On or Adjacent to Slopes	R403.1.7		
Shallow Frost-protected Air Freezing Index	R403.3 Tab R403.3(1)			

	ITEM	CODE SECTION	REQUIRED	ACTUAL
3	<b>Foundation Walls</b> Design required?	R404 R404.1.3	High groundwater No lateral support	
	Prescriptive allowed, if laterally supported top & bottom		Soil class	
			Max wall height	
			Unbalanced backfill	
	Plain Masonry Reinforced Masonry Concrete	Tab R404.1.1(1) Tab R404.1.1(2)-(4) Tab R404.1(5)		
	Backfill placement	R404.1.7	Floor/Braced	
	Wood Foundation	R404.2		
	ICF foundation walls	R404.4		
	<u>Drainage</u> <u>Waterproofing, Dampproofing</u>	R405 R406		
	<u>Under-floor Spaces</u> Ventilation	R408 R408.1		
<u>Concrete Slabs</u>	R506			

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**Form # 3-W**

**Residential Code of New York**

**WOOD FRAME CONSTRUCTION PLAN REVIEW**

1	ITEM	CODE SECTION	REQUIRED	ACTUAL
	<b>Wood Floor Framing Chapter 5</b>	<b>Section 502</b>	Joist material Size and spacing	
	Minimum live loads	Tab R301.5  Footnote h	Sleeping 30 psf Other rooms 40 psf Decks 40 psf Attic, fixed stair 30 psf	
	Floor Framing Materials Dimension Lumber  Pressure treated  I-joist, Glue lam  Trusses	R502.1  R502.1.1 and R319  Manufact'r Instr'ns  R502.11	Grade mark Species and Grade  Designed system  Certificate	
	Floor Joist Spans Sleeping 30 lbs Living areas 40 lbs 20 psf Dead Load Limit  Girder Spans Exterior bearing walls Interior bearing walls	Tab R502.3.1(1) Tab R502.3.1(2) R502.3 .1 & R502.3.2  Tab R502.5(1) Tab R502.5(2)		
	Joist Framing Details Min. Bearing  Lateral restraint  Drilling/Notching  Fasteners  Floor openings	R502.6  R502.7  Fig. R502.8  R502.9 Table R602.3(1) R502.10 Header span > 4' Header span > 6' Tail joist > 12'	Min 1 1/2" on wood 3" on conc/masonry Block at ends Joist > 2x12, Bridging @ 8'  Double header & trimmer Hangers for header Framing anchor or ledger	
	Floor Sheathing Panel spans	R503 Tab R503.2.1.1(1)		

2	ITEM	CODE SECTION	REQUIRED	ACTUAL
	<b>Wood Wall Framing Chapter 6</b>	<b>Section R602</b>	Stud material Size and spacing	
	Vapor Retarder	R601.3	Climate Zone 5 & 6	
	Framing Materials Identification Stud grade	R602.1 R602.2	Min #3, stud grade	
	Top plate Notching	R602.3.2 R602.6.1	Doubled, overlap corners Stagger joints 24" Strap if 50% cut, or cover with structural panel	
	Bearing Wall Stud Spacing Up to 10' length  Over 10' length  Interior bearing wall studs	R602.3.1 Tab R602.3(5)  Tab R602.3.1  R602.4	   Same as exterior	
	Fasteners	Tables R602.3(1) through R602.3(2)		
	Drilling and Notching	R602.6		
	Headers - Span Tables Exterior bearing  Interior bearing  Box header span	R602.7 Tab R502.5(1)  Tab R 502.5(2)  Tab R602.7.2 Fig R602.7.2		
	Bracing Braced Wall Lines  Spacing  Braced Wall Panels Amount  Continuous Sheathing  Seismic Design	R602.10 R602.10.1  R602.10.1  R602.10.3 Tab 602.10.1  R602.10.5 Tab R602.10.5  R602.11	Panels within 12 ½' Max 4' offset Lines 35' O.C. max   Method 3 panels  Seismic D <sub>0</sub>	
	Wall sheathing Structural panels	Tab R602.3(3)		

3	ITEM	CODE SECTION	REQUIRED	ACTUAL
	<b>Fireblocking</b> Required for Concealed Locations	R602.8	1. Wall cavities 1.1. At floor and ceiling 1.2 Horizontally 10' 2. Soffits, drop ceilings 3. Stairs, Top & bottom 4. Floor, ceiling penetrations 5. Chimneys R1003.19	
	Fireblocking Materials Solid blocking Panels, min. thickness Batts, blankets	R602.8.1	Nominal 2" Based on material Secured in place	
	Chimney fireblocking	R1003.19	Noncombustible	
	Fireplace fireblocking	R1001.12		

4	ITEM	CODE SECTION	REQUIRED	ACTUAL
	<b>Roof/Ceiling Framing</b> <b>Chapter 8</b>	<b>Section 802</b>  Table 301.2(1)	Rafter material Size and spacing Joist material Size and spacing Ground snow load	
	Design and construction Prescriptive	R802.2 Fig R606.11(1), (2) and (3)		
	Designed	AFPA/NDS & ASCE 7		
	Truss construction	R802.10		

4	ITEM	CODE SECTION	REQUIRED	ACTUAL
	Framing Details Ridge support  Joist/Rafter connection  Ceiling joists connection  Ceiling joist lapped  Min. Bearing  Drilling/Notching  Lateral restraint  Openings	R802.3  Tab R802.5.1(9)  R802.3.1  R802.3.2  R802.6  R802.7  R802.8  R802.9 Header span > 4' Header span > 6' Tail joist > 12	Ridge board or gusset      Continuous wall tie      Min 1 ½" on wood 3" on conc/masonry   >2x10 Block at bearing >2x12 Bridging @ 8'   Double header & trimmer Hangers for header Framing anchor or ledger	
	Allowable Ceiling Spans Without storage  With limited storage  With fixed stair	R802.4 Tab 802.4(1)  Tab 802.4(2)  Tab 502.3.1(1)		
	Allowable Rafter Spans Roof live load  30 lb Snow load  50 lb Snow load  70 lb Snow load	Tab 802.5.1(1) Tab 802.5.1(2)  Tab 802.5.1(3) Tab 802.5.1(5)  Tab 802.5.1(4) Tab 802.5.1(6)  Tab 802.5.1(7) Tab 802.5.1(8)		

Owner: \_\_\_\_\_

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Date: \_\_\_\_\_

**Residential Code of New York**

**ROOF CONSTRUCTION PLAN REVIEW**

	ITEM	CODE SECTION	REQUIRED	ACTUAL
1	<p><b>Roof Exterior Coverings</b> Classification</p> <p><b>Proposed Materials</b>  <input type="checkbox"/> Asphalt  <input type="checkbox"/> Clay and Concrete Tile  <input type="checkbox"/> Metal Roof Shingles  <input type="checkbox"/> Mineral-surfaced Roll  <input type="checkbox"/> Slate &amp; Slate-type Shingles  <input type="checkbox"/> Wood Shingles  <input type="checkbox"/> Wood Shakes  <input type="checkbox"/> Built-up Roofs  <input type="checkbox"/> Metal Roof Panels  <input type="checkbox"/> Modified Bitumen Roofing  <input type="checkbox"/> Thermoset Single-ply  <input type="checkbox"/> Thermoplastic Single-ply  <input type="checkbox"/> Sprayed Polyurethane Foam  <input type="checkbox"/> Liquid Applied Coating</p>	<p>Chapter 9 R902</p> <p>R905 R905.2 R905.3 R905.4 R905.5 R905.6 R905.7 R905.8 R905.9 R905.10 R905.11 R905.12 R905.13 R905.14 R905.15</p>	<p>Within 3' of lot line</p>	
2	<p><b>Fill-in the following as applicable for each proposed material:</b></p>	<p>Indicate code sections below</p>		
	<p>Material#1: Sheathing/deck requirement Allowable pitch Underlayment/ Ice shield required Fasteners</p>			
	<p>Material #2 Sheathing/deck requirement Allowable pitch Underlayment/ Ice shield required Fasteners</p>			
3	<p><b>Re-roofing</b></p> <p>Loads</p> <p>Recovering vs Replacement</p>	<p>R907</p> <p>R907.2</p> <p>R907.3</p>		