

Form # 1

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 Speed (MPH)	Seismic Design Category	SUBJECT TO DAMAGE FROM				Winter Design Temp	Ice Shield Underlayment Required	Flood Hazards	Air Freezing Index
			Weathering	Frost Depth	Termite	Decay				

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) |
|---|----------------------------|
| <input type="checkbox"/> Form #1 PLAN REVIEW FORM - MASTER | _____ |
| <input type="checkbox"/> Form #2 PLAN REVIEW FORM - FOUNDATIONS | _____ |
| <input type="checkbox"/> Form #3W PLAN REVIEW FORM - WOOD FRAME CONSTRUCTION | _____ |
| <input type="checkbox"/> Form #3S PLAN REVIEW FORM - STEEL FRAME CONSTRUCTION | _____ |
| <input type="checkbox"/> Form #3M PLAN REVIEW FORM - MASONRY OR CONCRETE CONSTRUCTION | _____ |
| <input type="checkbox"/> Form #4 PLAN REVIEW FORM - ROOF COVERINGS | _____ |

	ITEM	CODE SECTION	REQUIRED	ACTUAL
1	NYRC Limitation State Agency regulation Community residence Hospice Conversion to B&B	R101.2 R101.2.1 AJ701	Detached 1- or 2- Family Townhouses 3story, separate egress	
2	Building Height Number of Stories Wood Steel ICF Foundations	 Tab R602.3(5) R505.1.1 R404.4.1	Specific limitations based on material 2x6 allows 3 stories 2 stories max 2 stories max	
3	Design and Load Limitations Wind Seismic Snow Live Load	Tab R301.2(1) R301.2.1 R301.2.2 R301.2.3 Tab R301.5	Checklist pg. 1 110 MPH Category D1 Over 70 psf ground snow	
4	Location on Lot	R302	> 3' from lot line - (1hr.)	
5	Light and Ventilation Habitable Light Habitable Ventilation Stairway Illumination	R303 R303.1 R303.1 R303.4	8% of floor area 4% of floor area Artificial light req'd	
Complete the following worksheet to verify light and ventilation requirements				

	ITEM	CODE SECTION	REQUIRED	ACTUAL
10	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	
11	Stairs 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	
12	Handrails/Railings When Required Height Continuity Guards Where Required Height Openings limitation	R311.5.6 R311.5.6.1 R311.5.6.2 R312 R312.1 R312.2	4 or more risers Min 34 in./ Max 38 in. Surfaces raised 30" Min. 36" 4" sphere 6" triangle exception 4 3/8" stair exception	
13	Smoke Alarms Automatic Sprinkler Systems CO alarms required Locations	R313.1 R313.3 R313.4	Inside, outside, and each level. Interconnected and hard wired 3 stories If CO source exists Story with sleeping Story with CO source	
14	Foam Plastic Insulation	R314		

	ITEM	CODE SECTION	REQUIRED	ACTUAL
15	Wall and Ceiling Finishes Flame Spread Classification	R315.1	not greater than 200	
	Interior Coverings Plaster	R702 Tables R702.1(1) to (3)	Based on material used	
	Gypsum	R702.3.5		
	Exterior siding Coverings	R703 Tables R703.4 and R703.5.2	Based on material used	
16	Dwelling Separation Two-family - Required Sprinkler Exception	R317 R317.1	1 hr min ½ hr min	
	Townhouses, separate bldgs. Exterior wall Exception: Common Wall	R317.2	Each 1 hr min 2 hr min	
	Parapet Walls	R317.2.2 and R317.2.3	1 hr min	
	Structural	R321.2.4	Independent	
17	Protection of the Structure Decay and rotting	R319		
	Termites	R320		
9	Exterior Windows and Glass Doors	R613		
	Performance	R613.2		
	Testing/Labeling	R613.3		
	Wind-borne Debris	R613.4 R613.6	Same Req. (613.4 all glazing) (613.6 mullioned glass)	
	Anchorage	R613.5		
	Mullions	R613.6		
18	Fireplaces and Stoves	Chapter 10		
	Masonry Fireplaces	R1003		
	Factory-Built Fireplaces	R1004		
	Exterior Air Supply	R1005		

	ITEM	CODE SECTION	REQUIRED	ACTUAL
19	Chimneys and Gas Vents Masonry Chimneys Factory-built Chimneys Draft Fire Blocking Multiple-Appliance Venting	Chapters 10, 18, and 24 R1001 R1002 M1801.2 M1801.9 R602.8 M1801.11		
20	Plumbing Fixtures Required Fixture Spacing Waste Type/approval Water Source/approval Anti-scald Devices	R306, R307 Chapt. 25 - 32 R306 R307.1 Figure 307.2 R306.3 & P2602 R306.4 & P2602 P2802.2		
21	Electrical Requirements Receptacle Placement GFCI and Arc Fault Switch Locations	Chapters 33 thru 42 E3801.2.1 E3802 E3803	12 ft. max GFCI 9 locations Arc Fault for bedrooms 1 per habitable room & bathrooms	

