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)

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

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

Room (Floor)	Floor Area (Square Feet)	Light (Required)	Light (Actual)	Ventilation (Required)	Ventilation (Actual)

	ITEM	CODE SECTION	REQUIRED	ACTUAL
6	Room Area Habitable room Other rooms Ceiling Height Habitable Other rooms	 R304.1 R304.2 R304.3 R305.1	 Min. 120 SF (1 room) 70 SF other rooms 7' min. dimension 7'-6'' in. min. 7' min.	
7	Glazing Safety Glazing Locations Skylights/Sloped Glazing	R308 R308.4 R308.6		
8	Garage - <u>Attached</u>	R309 R309.1 R309.2.1 Exception R309.2.2	 3/4 hr. self-closing door 3/4 hr. wall One layer 5/8'' type X One layer 5/8'' type X	
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)	

	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	 1/2" 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**	**R 31 5.1**	**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** 1/2 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	Chapters 10, 18, and 24		
	Masonry Chimneys	R1001		
	Factory-built Chimneys	R1002		
	Draft	M 1801.2		
	Fire Blocking	M1801.9 R602.8		
	Multiple-Appliance Venting	M 180 1.1 1		
20	Plumbing	R306,R307 Chapt. 25 - 32		
	Fixtures Required	R306		
	Fixture Spacing	R307.1 Figure 307.2		
	Waste Type/approval	R306.3 & P2602		
	Water Source/approval	R306.4 & P2602		
	Anti-scald Devices	P2802.2		
21	Electrical Requirements	Chapters 33 thru 42		
	Receptacle Placement	E3801.2.1	12 ft. max	
	GFCI and Arc Fault	E3802	GFCI 9 locations Arc Fault for bedrooms	
	Switch Locations	E3803	1 per habitable room & bathrooms	

	ITEM	CODE SECTION	REQUIRED	ACTUAL
22	Energy Compliance	Chapter 11		
	Climate Zone Heating Degree Days	Table N 1 101.2		
	Building Envelope	Table N 1 102.1		
	Fenestration U-factor Skylight U-factor Glazing SHGC		.60 Not required	
	Ceiling R-value			
	Wood wall R-value			
	Floor R-value			
	Basement wall R-value		10 cont./13 cavity	
	Slab R-value, depth			
	Crawl space		Ventilate OR Insulate	
	Energy Code alternative	ECCNY Chap 4		
	Res Check compliance		Documentation for verification	

COMMENTS OR QUESTIONS:

Form # 2

Owner: _____ Reviewed by: _____

Location: _____ Date: _____

Residential Code of New York
FOUNDATION PLAN REVIEW

	ITEM	CODE SECTION	REQUIRED	ACTUAL
I	Foundations	R401		
	Soil Test Presumptive Soil Bearing	R401.3 Table R401.4.1	Poor or unknown soil	
	Materials	R402		
	Wood Concrete strength	R402.1 Table 402.2	Severe weathering	
2	Footings	R403		
	Minimum size	R403.1.1	6'' thickness 2'' projection	
	Minimum Width	Table 403.1		
	Seismic if D1 or D2	R403.1.2 and .3		
	Depth	R403.1.4	Tab 301.21 (1)	
	Slope of Footing Step Footing	R403.1.5 Fig R403.1.5	Top & bottom level If bottom > 1,10	
	On or Adjacent to Slopes	R403.1.7		
	Shallow Frost-protected	R403.3		

	ITEM	CODE SECTION	REQUIRED	ACTUAL
3	Foundation Walls	R404		
	Design required?	R404.1.3	High groundwater No lateral support	
	Prescriptive allowed, laterally supported top & bottom		Soil class	
			Max wall height	
			Unbalanced backfill	
	Plain conc or masonry	Tab R404.1.1(1)		
	Reinforced	Tab R404.1.1(2)-(4)		
	Wood Foundation	R404.2		
	Drainage	R405		
	Waterproofing, Dampproofing	R406		
	Under-floor Spaces	R408		
	Ventilation	R408.1		
	Concrete Slabs	R506		

Form # 3-S

Owner: _____ Reviewed by: _____

Location: _____ Date: _____

Residential Code of New York
STEEL FRAME CONSTRUCTION PLAN REVIEW

	ITEM	CODE SECTION	REQUIRED	ACTUAL
1	Steel Framing General Applicability limits	R505.1.1 R603.1.1 R804.1.1	60' length 36' width 2 story, 1O' max Max 110 mph wind Max 70 lb. Snow	
	In-Line Framing	R505.1.2 (floor) R603.1.2 (wall) R804.1.2 (roof)		
	Structural Framing Size and Thickness	Figures & Tables R505.2 R603.2 R804.2	Tables based on material used	
	Identification	R505.2.2 R603.2.2 R804.2.3		
2	Steel Frame Floor Construction Connections - steel to steel	R505.3 Figure R505.3		
	Floor to foundation or Bearing Wall Connections	Table R505.3.1(1)		
	Connections details	Figs R505.3.1(1) thru R505.3.1(8)		
	Fasteners	Table R505.3.1(2)		
	Joist Spans	Table R505.3.2		
	Joist Bracing	R505.3.3		
	Stiffeners	R505.3.4 Figure R505.3.4		
	Cantilevers	R505.3.7		

	ITEM	CODE SECTION	REQUIRED	ACTUAL
3	Steel Frame Walls	Section R603		
	Construction Details	R603.3 Fig R603.3		
	Connection Foundation or Floor	Table R603.3.1 Figs R603.3.1(1), (2)		
	Bearing Wall Fastening	R603.3.2 Table R603.3.2(1)		
	Stud Thickness Requirement 33 ksi yield strength	Tbls R603.3(2)-(7)		
	50 ksi yield strength	Tbls R603.3(8)-(13)		
	Braced Wall Lines Seismic Cat. D1 and D2 110≤Wind Regions	R603.8 R603.8	Braced wall lines and diaphragms required	
3	Steel Frame Roof Construction	R804 Fig. R804.3		
	Fasteners	Tbl. R804.3		
	Allowable Joist Spans	R804.3.1 Tbl R804.3.1(1) or Tbl R804.3.1(2)		
	Joist to Rafter connection	Tbl R804.3.1(3) Fig R804.3.1 (1)		
	Allowable Rafters Spans	R804.3.3 Table R804.3.3(1)		
	Bottom flange bracing	R804.3.4	Fig R804.3	
	Splicing	R804.3.7	Fig R804.3.7(1) Fig R804.3.7(2)	
	Bearing Stiffeners	R804.3.8	Fig R804.3.8	
	Headers	R804.3.9	Tbl R603.6(1)	
	Framing Openings	R804.3.10	Fig R804.3.10(1)-(2)	
	Roof Tie Downs	R804.4 Tbl R802.11	Wall ties for 20 lbs uplift	

Form # 3-W

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

Residential Code of New York.
WOOD FRAME CONSTRUCTION PLAN REVIEW

	ITEM	CODE SECTION	REQUIRED		ACTUAL
I	Wood Floor Framing Chapter 5	Section 502	Joist material Size and spacing		
	Minimum live loads	Table 301.5 Footnote h	Sleeping Other rooms Decks Attic, fixed stair	30 psf 40 psf 40 psf 30 psf	
	Floor Framing Materials Dimension Lumber Pressure treated 1-joist, Glue lam Trusses	 502.1 R319 Manufact'r Instr'ns R502.11	 Species and Grade Designed system Certificate		
	Floor Joist Spans Sleeping 30 lbs Living areas 40 lbs 10 psf Dead Load Limit Girder Spans	 Table R502.3.1(1) Table R502.3.1(2) R502.3 Tables R502.5.1(1) through R502.5.1(2)			
	Joist Framing Details Min. Bearing Lateral restraint Drilling/Notching Fasteners Floor openings	 R502.6 R502.7 Joist> 1 x 12 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 Bridging @ 8' Double header & trimmer Hangers for header Framing anchor or ledger		
	Floor Sheathing Panel spans	R503 Tab R503.2.1.1(1)			

	ITEM	**CODE SECTION**	**REQUIRED**	ACTUAL
2	Wood Wall Framing Chapter 6	Section 602	Stud material Size and spacing	
	Framing Materials Dimension Lumber	602.2	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 Table R602.3(5) Table R602.3.1 R602.4	 Same as exterior	
	Fasteners	Tables R602.3(1) through R602.3(4)		
	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 1/2' Max 4' offset Lines 35' O.C. max Method 3 panels Seismic D1	
	Wall sheathing Structural panels	Tab R602.3(3)		

	ITEM	CODE SECTION	REQUIRED	ACTUAL
3	**Fireblocking** Required for Concealed Locations	R602.8	1. Wall cavities 1. 1. At floor and ceiling 1.2 Horizontally 10' 2. Soffits and drop ceilings 3. Top & bottom of stairs 4. Floor, ceiling penetrations 5. Chimneys see R1001.16	
	Fireblocking Materials Solid blocking Panels, min. thickness Batts, blankets Chimney fireblocking Fireplace fireblocking	R602.8.1 R1001.16 R1003.13	 Nominal 2" Based on material Secured in place Noncombustible	

	ITEM	CODE SECTION	REQUIRED	ACTUAL
4	**Roof/Ceiling Framing** **Chapter 8**	**Section 802** Table 301.2(1)	Rafter material Size and spacing Joist material Size and spacing Ground snow load	
	Design and construction Prescriptive Designed Truss construction	R802.2 Fig R606.10(1), (2) and (3) AFPA/NDS and ASCE 7 R802.10		
	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 1/2" on wood 3" on conc/masonry >2x10 Block at bearing >2x12 Bridging @ 8' Double header & trimmer Hangers for header Framing anchor or ledger	

	ITEM	CODE SECTION	REQUIRED	ACTUAL
	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(4) Tab 802.5.1(5) Tab 802.5.1(6) Tab 802.5.1(7) Tab 802.5.1(8)		

Form # 3-M

Owner: _____ Reviewed by: _____

Location: _____ Date: _____

Residential Code of New York
MASONRY OR CONCRETE CONSTRUCTION PLAN REVIEW

	ITEM	CODE SECTION	REQUIRED	ACTUAL
I	**Concrete Floors (on ground)**	**R506**		
	Thickness	**R506.1**	**3.5 in minimum**	
	Compressive Strength	**Table R402.2**		
	Expansive Soils	**R403.1.8**		
	Fill Depth Requirements	**R506.2.1**		
	Sand/Gravel		**24 in**	
	Earth		**8 in**	
	Base Course required	**R506.2.2**	**4" in. thick**	
	Clean, graded material		**Pass 2" Sieve**	
	Group I Soils Exception		**NR if Group I Soil**	
	Vapor Retarder	**R506.2.3**	**Below Slab**	
	Exceptions allowed			
2	**Masonry Walls, General**	**R606.1**		
	Thickness minimums	**R606.2**		
	- Masonry	**R606.2.1**	**> 1 story=min. 8"** **Solid < 9' high =** 6"	
	- Parapet Walls	**R606.2.4**	**T= 8" min.** **Height limit 4 x T**	
	Corbeled Masonry			
	- projection	**R606.3**	**Max 1/2 wall/wythe thickness**	
	Lateral Support	**R606.8**		
	Horizontal Spacing	**Table R606.8**		
	Vertical - in Seismic	**R606.8.2**		
	Design Cat. A, B, C			
	Lintels	**R606.9**		
	Anchorage	**R606.10**		
	Seismic Design Cat. C, D1, **D2**	**R606.11**	**I & 2 fam. exempt in category C**	
	General	**R606.11.1**		
	Design Category C	**R606.11.2**	**Townhouses only**	
	Design Category D1	**R606.11.3**		

	ITEM	CODE SECTION	REQUIRED	ACTUAL
3	Unit Masonry	R607		
	Mortar	R607.1		
	Proportions	Table R607.1		
	Foundation Wells	R607.1.1	Type M or S	
	Seismic Category A, B or C	R607.1.2	Type S, M or N,	
	Seismic Category D, D,	R607.1.3	Type M or S	
	Placement	R607.2		
	Bed and Head Joints	R607.2.1	Generally 3/8''	
	Tolerances	R607.2.1.1		
	Bed		+ 1/8"	
	Head		1/4'' + 3/8''	
	Collar		1/4'' + 3/8''	
	Masonry Units	R607.2.2		
	Solid	R607.2.2.1		
	Hollow	R607.2.2.2		
	Wall Ties	R607.3		
4	Multiple Wythe Masonry	R608		
	Bonding			
	Headers	R608.1.1		
	Wall Ties/Reinforcements	R608.1.2		
	Patterns	R608.2		
5	Grouted Masonry	R609		
	Grout	Tab R609.1.1		
	Heights/dimensions	**Tab R609.1.2**		
	Placement	**R609.1.4**		
	Clean-outs	**R609.1.5**		
	Grouted Multiple-Wythe	**R609.2**		
	Bonding	**R609.2.1**		
	Spaces	**R609.2.2**		
	Barriers	**R609.2.3**		
	Reinforced Grouted Multiple-Wythe	**R609.3**		
	Reinforced Hollow Unit	**R609.4**		

	ITEM	CODE SECTION	REQUIRED	ACTUAL
6	**Glass Unit Masonry** **Materials** **Units** **Isolated Panels** **Exterior Standard-unit** **Exterior Thin-unit** **Interior Panels** **Curved Panels** **Panel Support** **Sills** **Expansion Joints** **Mortar** **Reinforcement**	**R610** **R610.2** **R610.3** **R610.4** **R610.4.1** **R610.4.2** **R610.4.3** **R610.4.4** **R610.5** **R610.6** **R610.7** **R610.8** **R610.9**		
7	**ICF Wall Construction** **Applicability limits** **Flat** **Waffle-grid** **Screen-grid** **Materials** **Wall Construction** **Reinforcement** **Openings** Lintels Wall Length Connections Floor to Wall Connections Wall to Roof Connections	**R611** **R611.2** **R611.3** **R611.4** **R611.5** **R611.6** **R611.7** **R611.7.1** **R611.7.2** R611.7.3 R611.7.4 R611.8 R61 1.9	**Max 60' plan** **Max 32' floor span** **Max 40' Roof span** **2 story max.** **70# ground snow**	

Form # 4

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

Residential Code of New York
ROOF CONSTRUCTION PLAN REVIEW

	ITEM	CODE SECTION	REQUIRED	ACTUAL
1	Roof Exterior Coverings Classification Proposed Materials ___ Asphalt ___ Clay and Concrete Tile ___ Metal Roof Shingles Mineral-surfaced Roll ___ Slate & Slate-type Shingles ___ Wood Shingles ___ Wood Shakes ___ Built-up Roofs ___ Metal Roof Panels ___ Modified Bitumen Roofing ___ Thermoset Single-ply ___ Thermoplastic Single-ply ___Sprayed Polyurethane Foam ___ Liquid Applied Coating	Chapter 9 R902 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	Within 3' of lot line	
2	Fill-in the following as applicable for each proposed material:	Indicate code sections below		
	Material #1: Sheathing/deck requirement Allowable pitch Underlayment/ Ice shield required Fasteners			
	Material #2 Sheathing/deck requirement Allowable pitch Underlayment/ Ice shield required Fasteners			
3	Reproofing Loads Recovering vs Replacement	R907 R907.2 R907.3		