

TOWN OF CLARENCE



REQUIRED INFORMATION ON RESIDENTIAL PLANS

Soil test requirements – All plans for new residential structures must contain information to verify soil characteristics at the location of the proposed structure with design values utilized by a New York State Licensed Architect or Engineer as required by the Design Professional for the project. A statement from the project architect or engineer is required reflecting his/her review of the soil test.

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

Ground snow load – 50
Wind – 90 mph
Seismic – per soil test
Weathering – severe
Frost Line – 42” minimum
Termite – slight to moderate
Decay – none to slight
Winter design temperature – 2 (14A)
Ice shield – 24” inside exterior wall line of building
Flood hazard – see maps/Town Engineering Department

All residential plans must verify code compliance indicated on the checklist required by the Building Department.

- Review and approval of soil test by licensed professional
- Provide a cross section for foundation drainage per section R 405 and soil bearing required for the structure
- Notation indicating allowable notching and boring of flooring members
- Copies of truss specifications stamped by a New York State Architect/Engineer
- Notation indicating location of draft stopping, fire stopping and fire blocking
- Specify amount and type of roof ventilation
- Cross section for roof ice barrier application
- Cross section for masonry fireplaces
- Cross section for all insulation materials, type, vapor barrier and R-values
- Provide information for the mechanical system. Including but not limited to furnace type location, duct type, venting, dryer vent, heat duct insulation, combustion air, fresh air
- Elevations, exterior materials, roof pitches, chimney termination, attic ventilation
- Wall sections, all structural components including beams and headers
- Window schedule, sizes, type, verification of egress requirements and window well sizes (if applicable)
- Stair cross section, rise and run, headroom, width, railings, guard rails and landings

RESIDENTIAL CHECKLIST MUST BE COMPLETED BY THE DESIGN PROFESSIONAL

Forms can be found at www.dos.state.ny.us Click on Code Enforcement then on forms

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