

Town of Brookhaven Requirements for Residential Construction Plans

- . The current code in effect is “**The Residential Code of New York State**” – **2010 Edition**, which may now be viewed on the department of state website – www.dos.state.ny.us/code. All plans must be designed in accordance with this code. It is required that an approved set of plans be on the construction site for all stages of construction. **If these approved plans are not on site, the inspector may not be able to perform your inspection.**

- . All buildings in the Town of Brookhaven are located in a 110 mph wind zone and must be designed in accordance with one of the following manuals:
 1. American Forest and Paper Association (AF&PA) **2001 Wood Frame Construction Manual for One and Two-family Dwellings** www.awc.org
 2. Southern Building Code Congress **International Standard for Hurricane Resistant Residential Construction** www.sbcci.org
 3. American Society of Civil Engineers (ASCE 7-05) **Minimum Design Loads for buildings and other structures** www.asce.org

- . All buildings within one mile of tidal waters are also located in a wind borne debris region and glazed openings on the structures must be protected with glass meeting the large missile test certification or with structural shutters with attached hardware as required by the code. (Code Section 301.2.1.2)
- . A full code analysis must be submitted on each set of plans. This analysis must contain the following information:
 1. Reference standard that is utilized in the design of the structure.
 2. Design load calculations including live, dead, ground snow, and wind (including uplift) and code conformance.
 3. Set of plans should include the following: Foundation plan, floor plan indicating dimensions and use of each room, roof structure information, and cross section details. Provide floor area for each floor and garage.
 4. Window and door schedule showing conformance with emergency escape requirements and missile test requirement if applicable. Provide window manufacturer with model, unit size and size of clear opening.
 5. Energy calculations and required statement from design professional. Res check software available at **www.energycodes.gov/rescheck and Energy Star compliance certificate from HERS rater.**
 6. Nailing Schedule for all structural elements and roof shingles.
 7. Location of smoke detectors and carbon monoxide detector.

The following enlarged detail drawings must also be submitted on each set of plans:

1. All clips, straps, corner hold downs and foundation anchorings that are required. Provide types and detail drawings.
2. All structural elements including columns, girders, joists, lintels, headers, wall and roof framing with dimensional lumber and engineered lumber sizes. Show span direction.
3. Load paths from roof to foundation.
4. Truss design drawings with calculations and attachment details. Supply manufacturer specifications stamped by engineer. (Original copies required.)
5. Structural shutter and hardware design details if applicable.
6. Plumbing riser diagram.
7. Flood zone shall be confirmed with plans examiner before plan review.

Please provide survey along with plans for review.

5/24/12