



# Town of Islip

## 2007 Building Code of New York State

### Building Evaluation Summary

#### Commercial and Multiple Dwelling Occupancies

January 1, 2008

**INSTRUCTIONS:** *The Design Professional is to incorporate this checklist into their title page and is to fill out all Building Code Compliance information accordingly for new buildings or additions. The evaluation format and content shall not be modified in any way.*

**FAILURE TO FOLLOW THESE DIRECTIONS WILL RESULT IN PERMIT DENIAL**

DATE: \_\_\_\_\_  
DESIGNED BY: \_\_\_\_\_  
\_\_\_\_\_  
TELEPHONE:(        ) \_\_\_\_\_  
FAX: (        ) \_\_\_\_\_  
BUILDING: \_\_\_\_\_  
\_\_\_\_\_  
LOCATION: \_\_\_\_\_  
OWNER: \_\_\_\_\_  
\_\_\_\_\_

**General Notes To List Codes**  
NYS BUILDING CODE (BC) - Wood, Concrete, Steel and Foundation with Reinforcement  
NYS FIRE CODE (FC)  
\*NYS PLUMBING CODE (PC)  
\*NYS MECHANICAL (MC)  
\*NYS FUEL GAS CODE (FGC)  
  
\* New York State Over Rides all others  
NYS ENERGY CODE (EEC)

**TYPE OF WORK:**

- New Construction
- Panel Construction
- Butler Type Building - New Building
- High Rack Storage FC 23

\*Note: Modular - Manufactured Buildings are not addressed in the BCNYS. Therefore, will be regulated as a new building.

**GEOGRAPHY CONDITIONS:**

Severe weathering - Termite & Decay Protection as per BC2304.11  
3'-0" Frost (Local Conditions), 115 mph, 3 second wind speed for Town of Islip.

**SUBMIT ALL CALCULATIONS WITH CODE SECTIONS, TABLES AND REFERENCES THAT WERE USED FOR COMPLIANCE.**

NOTE TO ALL DESIGN TRADE PROFESSIONALS  
2007 CODES OF NEW YORK STATE  
CONSTRUCTION DOCUMENTS GENERAL NOTES

IT HAS COME TO THE ATTENTION OF THIS OFFICE THAT GENERAL NOTES SHOWN ON THE CONSTRUCTION DOCUMENTS DO NOT ADDRESS THE PROPER APPLICABLE NEW YORK STATE CODES AND SPECIFICATIONS.

THE CODES OF NEW YORK STATE ARE THE ONE AND ONLY DESIGN AND SPECIFICATIONS GUIDELINE REGARDING ALL ELEMENTS OF BUILDING CONSTRUCTION. ONLY WHEN THE CODE REQUIRES COMPLIANCE WITH A SPECIFIC REFERENCE STANDARD CAN THAT STANDARD BE USED. FOR EXAMPLE:

- a. The structural design of the building shall be in accordance with the Building Code of NYS Chapters 16 through 23, including connection design.
- b. Soil testing, soil classification and bearing capacities, footing and foundation design shall be in accordance with the Building Code of NYS Chapter 18.
- c. Concrete, including but not limited to mixes, aggregates, design strength, air entrainment, placement, durability, form work, seismic, quality, testing and reinforcement, shall be in accordance with the Building Code of NYS Chapter 19. Note that this Chapter has NYS specific amendments to ACI-318 which shall be added to the general notes.
- d. Masonry and concrete block is to be designed and specified in accordance with the Building Code of NYS Chapter 21.
- e. Structural steel, cold formed steel, steel joists and steel storage racks shall be in accordance with the Building Code of NYS Chapter 22.
- f. Structural wood specifications, design methods, quality and standards, construction requirements, seismic and lateral loads shall be in accordance with the Building Code Chapter 23.
- g. The design, installation and testing of oil fired mechanical equipment, duct work and plenums, sizing and ventilation, exhaust systems and hydronic piping shall comply with the Mechanical Code of NYS.
- h. Gas utilizing systems, piping requirements, venting, combustion and dilution air, and specific equipment shall be designed, installed and tested as per the Fuel Gas Code of NYS.
- i. Plumbing systems, including but not limited to the design of the building water supply piping, fixture and fixture supplies, roof storm and sanitary and vent piping design, shall be in accordance with the Plumbing Code of NYS.

**All construction document general notes and specifications shall indicate the proper Codes of New York State compliance.**

**(Note: Omissions are not accepted)**

<b>No.</b>	<p align="center"><b>TOPIC</b></p> <p><b>All information shall be provided incomplete or omitted information is not acceptable</b></p> <p><b>The design professional shall note the class of the building as per BCNYS table 1604.5 and as per ASCE-2002 table I-I</b></p>	<b>CODE SECTION</b>	<b>PAGE</b>	<p align="center"><b>REQUIRED OR ALLOWED</b></p> <p><b>State the minimum or maximum and or what is required.</b></p>	<p align="center"><b>ACTUAL</b> (Code Section, Table, Diagram, Calculations) [Stating of “complies” is not showing Codes Compliance do the work] <b>Design professional must State Code requirement</b></p>
1	Flood Plain	BC- 1603.1.6	264		
2	Occupancy/Use/Hazard/ Semi-Conductor - List All	BC - 413.1, 414 307, 309.2		List all Haz & Com Materials	
	Single Occupancy. Is there a tenant/occupant proposed?	BC-302.1, label each space	17		
	Incidental use areas	BC- 302.1.1	17		
	Accessory use areas	BC-302.2	18		
	Mixed Use	BC-302.3	18		
	Non-separate uses	BC-302.3.1	18		
3	Type of Construction	BC- Table 601	77		
4	No. Of Sleeping Units/Level No. Of Units- Total	BC-202	13 & 30		
	No. Of Occupants (label use each space, no vacant areas)	BC Table 1004.1.2	189	Occupant load for each space	
5	Atriums (no f/s: 2 hr; w/f/s: 1 hr)	BC-404	37		
6	Basement Definition	BC - 502.1	67	Is it a story?	
7	Height and Building Areas				
	Maximum Tabular Area	BC-Table 503	68		
	Maximum Tabular Height	BC-Table 503	68		
8	Sprinkler System/type	BC-903.2/903	160/162		

	Basement Sprinkler	BC-903.2.10.1	161		
	Water Source Sprinkler	BC-903.3.5	163		
	Water Source Site	FC-508.1	33		
9	Frontage & Sprinkler Area modifications (calc req)	BC - 506 note: weighted w = average	70	site plans w/all setbacks & dist to stretch	
	<b>Mezzanines</b> - must be within the regulated space	BC- 505	69	<b>SHOW ALL CRITERIA</b>	
	Height Modifications	BC - 504	69		
10	Height & Area Summary submit calculations			Ht./Area	Ht./Area
	Tabular Area	BC Table 503	68		
	Frontage Area (calcs req'd)	BC - 506	70		
	Sprinkler Credit	BC - 506.3	70		
	Total Allowable Area				
	Maximum Aggregate Area (Not building area)	BC - 506.4	70		
	Submit all computations			total=	total=
	Unlimited Area	BC-507	70		
11	Distance Separation	BC-Table 602	77		
	Exterior Walls Opening	BC-Table 704.8	82		
12	Fire Rated Construction (Note if restrained or unrestrained)	BC- 703 703.2.3	80	Testing agency cuts on plans	
	Incidental Use Areas (See Subnote B)	BC-Table 302.1.1	17		
	Accessory Occupancy	BC-302.2	18		
	Assembly "A" Occupancy <750 sq ft and <50 people	BC 303 BC 302.3	18	Occupancy Load each space	
	Mixed Occupancy	BC-Table 302.3.3	18		
	Fire Walls (incl ext. walls)	BC-705	84		

	Fire Barrier Details	BC-706 & 711	86 & 90		
	Shaft Enclosures	BC-707	87		
	Fire Partitions (tenant separation)"R"	BC-708,310.3, 402.7.2, 1016	30, 34, 89 206		
	Smoke Barriers	BC-709	90		
	Opening Protective	BC-Table 715.3	95		
	Fire Blocking	BC-717.2	101		
	Draft Stopping	BC-717.3 - .5	102		
	Do Plans indicate details for compliance with BC - 712 & 713		91-92		
	Smoke Partitions	BC-710	90		
13	Space Min. Room Dimensions	BC - 1208.1	235		
	Min. Room Dimensions	BC- 1208.2	235		
14.	Ventilation (Nat. or Mech)	BC-1203.1	234	window sched.	
15	Light (nat. or Mech.)	BC-1205.1	234		
16	Exits Remoteness( shown )	BC-1014.2.1	205	1/2 or 1/3 diag	
	Min. Number of Exits	BC-1018.1	207		
	Emergency Egress	BC-1025	217		
	Distance of Travel/ Common Path	BC- Table1015.1	206	show all paths on plans	
	Corridor Wall Fire Rating	BC- Table 1016.1	206		
	Corridor Width (min/calc)	BC-1016.2	206		
	Door Width (min/calc)	BC-1008.1.1	193		
	Door Swing & max ½" thresholds	BC-1008.1.2 &1008.1.6	193 swing force		
	Exit Passageway	BC - 1020	210		
	Guards	BC-1012	202		
	Panic Hardware Hardware Height	BC-1008.1.8.2 1008.1.9	196 197		
	Dead End Corridors	BC-1016.3	207		

	Landings at Doors	BC-1008.1.4	195	exterior to be shown	
	Spaces with 2 exits	BC-1014.1	204		
	Min. Egress width (not occupant load)	BC-1005	190		
	Buildings with 1 exit	BC-1018.2	208		
	For Assembly Use	BC- 1024	212		
	For 50% Rule & calculation	BC-1005.1	190		
17	Stairs Fire Rating	BC- 1019.1	208		
	Riser (Max)	BC-1009.3	198		
	Tread (Min)	BC-1009.3	198		
	Width (Calcs)	BC-1009.1	198		
	Headroom	BC-1009.2	198		
	Vertical Rise	BC-1009.6	199		
	Handrails	BC-1009.11	199		
	Landings (Clear area)	BC-1009.4	199		
	Outdoor Condition	BC-1009.5.2	199		
18	<b>Structural Compliance Documentation</b>			<b>REFER TO PAGES 7 THROUGH 12</b>	<b>Provide the Code cited information on the structural plans.</b>
	Roofing material and applications	BC- 1504 through 1509			
	Concrete Mix & Durability	BC-Tables			
	Glazing Structure Requirements	BC-2404			
	<b>SPECIAL INSPECTIONS MUST PROVIDE S.I. STATEMENT TO CEO. QUALITY ASSURANCE DOCS IF APPLICABLE</b>	BC- 1704 BC- 1705 BC- 1706 BC-1707 BC-1708		<b>REFER TO PAGE 17 within this document</b>	



























