

VILLAGE OF GREAT NECK ESTATES
DEPARTMENT OF BUILDING SAFETY, INSPECTION & ENFORCEMENT

Requirements for Residential Construction Plans

New York State has adopted a new set of building codes entitled "The Building Code of the State of New York" which is in full effect as of January 1, 2003. All applications submitted must be designed in accordance with this code.

All buildings in the Village of Great Neck Estates are located in a 110 mph wind zone and must be designed in accordance with one of the following reference manuals:

1. American Forest and Paper Association (AF&PA), 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, Minimum Design Loads for Buildings and other Structures. www.asce.org/

All buildings within one mile of the ocean, bays and sound are also in a Wind-born Debris Region and glazed on the structures must be protected with glass meeting the missile test certification or structural shutters with attached hardware as required by code. (Code Section 1609.1.4)

A full code analysis must be submitted on each set of plans. This analysis must contain the following information:

1. Referenced standard that was utilized in the design of the structure.
2. Floor area of each story and garage.
3. Design loads including live, dead, snow, seismic, and wind (including uplift) and code conformance.
4. Window and door schedule showing conformance with emergency escape.
5. Energy calculations and required statement from design professional.
6. Nailing schedule for all structural elements and roof shingles.
7. Location of smoke detectors and carbon monoxide detectors.

The following details must also be submitted on each set of plans:

1. All clips, straps and foundation anchorings that are required.
2. All structural elements including column, girders, joists, lintels, headers, wall and roof framing with dimensional lumber and engineered lumber sizes.
3. Load paths from roof to foundation.
4. Truss design drawings with calculations and attachment details.
5. Structural shutter and hardware design details if applicable.
6. Plumbing riser diagram.