

TOWN OF CLAVERACK
Residence Construction Requirements

1. Modular home cannot be placed until 21 days after foundation is poured.
2. All modular home prints (discrete or specific) must have original stamp & signature of New York State Architect or Engineer. Specific plans must have two DHCR commitment statements (previously approved DHCR plan & energy conservation compliance).
3. Applicant must provide NYS engineer or architect stamped prints for construction of any residence, (including a Res Check report signed by an engineer or architect).
4. Applicant must provide specific, stamped drawing for foundation plan [R404].
5. Basement or attached garage must have minimum of 3/4 hour fire rating between garage walls/ceiling and the living space (generally 5/8" FRSR). [R309 & R702.3]
6. Dwelling units must be separated by 1-hour fire resistance rating per [R317.1].
7. Energy Conservation Construction Code of NYS, Insulation by Component Design (table 402.1(1):
 - One of the following methods must be used to insulate the basement:
 - a. Insulate exterior of basement wall (R10)
 - b. Insulate interior of basement wall (R10 continuous or R13 cavity)
 - c. Insulate basement ceiling (R30 or R19 minimum if restricted by cavity)
 - Insulate slab or crawl space wall per table 402.1(1)
 - Generally (if Res Check is not used) the top floor ceiling insulation must be R38 (R30 if full insulation extends over outside wall) and exterior walls must be R21.
8. Fuel oil tank must be at least five (5) feet from furnace [M2201.2.1]. Fill and vent pipes are metal [M2202.1].
9. If fuel oil tank or furnace is in the garage, mechanical protection from possible damage by a vehicle must be provided. Furnace ignition source must be on 18 inch noncombustible pedestal if in garage or in below-grade space opening directly into garage section [G2408.2] & [M1307.3].
10. Power vent must be not less than 4 feet horizontally from a building opening [M1804.2.6].
11. Smoke alarms and CO detectors must be installed per [R313]. The primary power source shall be a lighting circuit of the building wiring system.
12. Potable hot water pipe and tubing shall have a minimum pressure rating of 100 psi at 180 degrees F [P2608.5].
13. Underground sanitary drains (i.e. under concrete floor) may be ABS plastic pipe or PVC plastic pipe (type DWV), schedule 40 or heavier (Plumbing Code section 702.3). There must be at least one vent penetrating through the roof [P3102.1].

14. Fireplace will be constructed in accordance with [R1003]. Combustion air shall be provided per [R1005] and non combustibile doors shall be provided per [N1101.10] (including Rumford type). When 2 inch firebrick liner is used, the minimum thickness of masonry fireboxes (side & rear) shall be 8 inches of solid masonry [R1003.5]. Scaled drawing must accompany permit application.
15. Wood decks shall have specific drawings presented & be constructed in accordance with [R319].
16. The 911 number must be posted prior to issuance of a certificate of occupancy (CO) [R321.1].
17. Wastewater treatment facility to be approved by Columbia County Dept. of Health or licensed design engineer acceptable to CCDOH. Final CCDOH approval required prior to CO.
18. Water supply well to be constructed by DEC registered well driller and water well completion report supplied prior to CO. [P2602.1.1]
19. Final electrical inspection certificate to be provided by one of the approved electrical inspectors prior to CO.
20. Driveways: Profile maximums: 3% slope within 30 feet of highway. Setbacks: 10 feet from property lines except 5 feet in VR and SR zones.

I have received a copy of the above requirements.

Applicant Signature

Date

Tax Map # _____ **Building Permit #** _____

NOTE: The above items and NYCRR sections are for information only. All Building Code of N.Y. State as well as all Town of Claverack zoning requirements must be met. [] indicates Residential Code of New York State, 2007 edition.