Plan Review Requirements for New Commercial Construction for 2010 Code

The *New* Building Codes of NYS, adopted in July 2002 have been in full effect since January 2003 and another edition has come into effect fully December 28, 2010. There are some significant differences in the new codes, a few of which are outlined below. Building Plans must show compliance with the new codes; buildings and structures must be constructed per plan to the requirements of the Codes.

Use the Building Code of NYS, and other NYS codes. The 110mph (3 second gust) Wind Zone and Wind Borne Debris Protection also apply for commercial construction. See the Building Code of NYS, Section 1609. See 2010 Existing Building Code for Rehabilitation of Existing Structures.

The following information should be conspicuously shown and summarized on the plans. In addition to the following, submit all other information for your project required by Building Code of NYS and other NYS Codes. Submit three (3) sets of stamped plans with your application.

- List Use & Occupancy Classifications per Chapter 3 (i.e. Assembly, Business, Factory, Mercantile, Storage, etc). Indicate multiple uses.
- Show compliance with Height & Fire Areas (Chapter 5).
- List Type of Construction (Chap. 6).
- Clearly indicate fire separations (in hours) for occupancies (Table 508.3.3) or design as non-separated uses (Section 508.3.2)
- Indicate all design loads Dead, Live, Snow (20psf), Wind (110mph), Earthquake (B), and other information pertinent to structural design per Section 1603.
- Submit necessary Structural details and illustrations. I.E. foundations, floors, walls and roofs.
- Provide elevation drawings
- Provide exterior finishes
- Show interior finishes including flame spread index where applicable (Chapter 8)
- Submit plans or information on Fire Protection Systems (Chapter 9) if required.
- Indicate occupant load for all required spaces
- Show common path of egress travel, unobstructed egress path (Chapter 10)
- Minimum plumbing fixtures (Chapter 29)
- Show details for Handicapped Accessibility per Chapter 11
- Submit necessary mechanical and plumbing details with illustrations. I.E. HVAC plans, plumbing riser diagrams an gas piping details
- Show Energy Compliance per the Energy Conservation Construction Code of NYS. Include worksheet and certification.

Note: The items listed on this sheet are common deficiencies noted during new construction plan reviews and are not intended to list all code and structural requirements. For all code and structural requirements see the New York State Building Code and your design professional.