

# Plan Requirements for Garage Conversions for 2020 Residential Code of New York State

**Provide 3 sets of plans showing compliance with 2020 RESIDENTIAL CODE of NEW YORK STATE  
& TOWN OF SMITHTOWN ZONING REGULATIONS**

Plans shall include the following:

- Draw a complete floor plan to scale to include the entire existing both converted and unconverted (if applicable). Include walls, doors, openings in walls, windows, bathrooms and fixtures etc. Drawings must be good working drawings. If not, you may be asked to have a design professional draw the plans.
- Floor plans need to include all room dimensions including ceiling height from finished floor and height to other projections such as girders and ducts.
- Show existing structure such as existing ceiling joists/roof rafters and direction, girder size and lolly column location as best as possible.
- Label each room by use i.e. Rec. Room, Bedroom, Study etc.
- Section drawing through garage door location indicating construction type and materials. Water tight construction and foundation wall/footing required for enclosing opening at garage door.
- All sleeping rooms require a code compliant emergency escape opening, an egress window.
- Per NYS code habitable space must contain natural light and ventilation compliance or mechanical ventilation and artificial illumination. Show all existing door sizes, windows sizes and type (Ex. casement, slider, double hung, awning, hopper etc.) Indicate any fixed lighting or mechanical vent.
- If a raised floor is installed in garage conversion note under-floor ventilation and crawl space access.
- All bathrooms must have exhaust fan directly vented to outside or an operable window located in bathroom.
- Indicate smoke detector location.
- Indicate carbon monoxide detector location.
- Type of heating
- Energy code compliance. i.e. REScheck
- Plumbing riser if applicable.

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