

TOWN OF ISLIP

GUIDELINES FOR PLAN REVIEW OF COMMERCIAL AND MULTIPLE DWELLING OCCUPANCIES REPAIRS, ALTERATIONS, CHANGE OF OCCUPANCY, ADDITIONS, HISTORIC & RELOCATED BUILDINGS NOVEMBER 2017

FOR COMPLIANCE WITH THE 2017 NYSUC, REFERENCE STANDARD INTERNATIONAL EXISTING BUILDING CODE 2015 5th Printing AS AMENDED BY THE 2017 NEW YORK STATE SUPPLEMENT

ALL PLANS SUBMITTED FOR APPROVAL MUST CONTAIN THE FOLLOWING INFORMATION:

- REFERENCED CODES:** PLUS ALL REFERENCED STANDARDS AND APPENDICES, WHERE APPLICABLE.
- INTERNATIONAL EXISTING BUILDING CODE 2015 5TH PRINTING AND THE 2017 NYSECCC AS AMENDED.**
- BUILDING PLAN REVIEW NOTE ON TITLE PAGE OF EACH TRADE.
- CURRENT COMCHECK, WHERE APPLICABLE.
- SEAL AND SIGNATURE OF NYS LICENSED DESIGN PROFESSIONAL ON ALL PAGES AND DOCUMENTS SUBMITTED.
- TENANT/LEASE PLAN INCLUDING SIZE, USE OF EACH SPACE, & FIRE SEPARATION OF EACH LEVEL.
- EGRESS PLAN WITH CALCULATIONS. PROVIDE PATH OF EGRESS WITH DISTANCE. CALCULATIONS FOR NUMBER OF DOORS, DOOR SIZES, CORRIDORS, STAIRS, ETC.
- OCCUPANT LOAD WITH CALCULATIONS FOR EACH AREA BASED ON USE.
- DEMOLITION/EXISTING FLOOR PLAN.
- SCOPE, WORK AREA, FIRE HAZARD RATING, BUILDING TYPE, FIRE SPRINKLER, OCCUPANCY AND USE.

A BUILDING OR PORTION OF A BUILDING THAT HAS NOT BEEN PREVIOUSLY OCCUPIED OR USED FOR ITS INTENDED PURPOSE SHALL COMPLY WITH THE PROVISIONS OF **THE 2015 IBC 3^d PRINTING AS AMENDED BY THE 2017 NEW YORK STATE SUPPLEMENT.**

FOR THE REPAIR, ALTERATION, CHANGE OF OCCUPANCY, ADDITION AND RELOCATION OF EXISTING BUILDINGS SHOW COMPLIANCE WITH THE **2015 IEBC 5th PRINTING.**

- REVIEW CHAPTER 3 OF THE CODE AND EXPLAIN APPLICABILITY OF THE PROJECT FOR USE OF THIS CODE.
- CHAPTER 4 – PRESCRIPTIVE METHOD.
- CHAPTER 5 – PROVIDE THE CLASSIFICATION OF WORK, WITH ITS SCOPE AND APPLICATION.
- FOR EACH APPLICATION CHAPTER NOTED, PROVIDE ALL CODE SECTIONS, APPLICABILITY AND WHERE/HOW COMPLIANCE IS ACHIEVED ON THE PLANS.**

FOR AN ALTERNATE METHOD OF COMPLIANCE FOR REPAIR, ALTERATION, ADDITION, AND CHANGE OF OCCUPANCY WITHOUT COMPLIANCE WITH CHAPTERS 5-12 SEE;

- CHAPTER 14 PERFORMANCE COMPLIANCE METHODS. PROVIDE A COMPLETE ANALYSIS OF EACH SECTION, APPLICABILITY AND WHERE/HOW COMPLIANCE IS ACHIEVED ON THE PLANS. PROVIDE AN INVESTIGATION AND EVALUATION OF EXISTING BUILDING WITH A STRUCTURAL ANALYSIS AS PER 1401.4 – 1401.9. (MUST MEET MIN MANDATED SAFETY SCORES PER TABLE IEBC 1401.8 TO CONTINUE ANALYSIS.

ALL PLANS MUST SHOW COMPLIANCE WITH THE FOLLOWING CODE SECTIONS; IF APPLICABLE.

- Chapter 15 CONSTRUCTION SAFEGUARDS.
- APPENDIX A GUIDELINES FOR THE SEISMIC RETOFIT OF EXISTING BUILDINGS.
- RESOURCE A GUIDELINES OF FIRE RATINGS OF ARCHAIC MATERIALS AND ASSEMBLIES.
- ENERGY CONSERVATION CODE OF NYS 2017 AND NYSECCC SUPPLEMENT 2017.