

**TOWN OF NEW BALTIMORE**  
3809 COUNTY ROUTE 51  
HANNACROIX, NY 12087

**BUILDING DEPARTMENT**  
**CONSTRUCTION DETAILS FOR ADDITIONS AND DWELLINGS**

**Foundation:** Size of footings—minimum 8”x16”-2 rows of #4 steel.

Re-bar in all footings; footings placed on rock formations will require ½” steel dowels at 6’ intervals.

Minimum concrete to be used for footings—2500 lb. p.s.i. and 28-day strength.

All block joints not covered by cement parging to be struck with Block Jointer.

All blocks or concrete below grade will be waterproofed to the specifications of Town Building Inspector.

All masonry walls to be reinforced with Dur-o-Wall at least every third course, more as conditions may warrant.

All concrete slabs shall have minimum thickness of 4” and be reinforced with steel mesh with steel trowel finish, plus 4 to 6 mil vapor barrier placed under all concrete slabs. Concrete for slab to be minimum of 3000 lb p.s.i. and 28-day strength.

All foundations to have minimum of 18” anchor bolts set at not more than 6’ intervals.

All vents, windows, girder supports, insulation, and footing drains to be shown on plans.

All foundations to have footing drains with minimum 4” PVC pipe with fittings at corners and angles with minimum 12” crushed stone or approved equal.

All footings or slabs are to be placed on original ground, not on fill material.

**\*Before any concrete is poured in any forms, inspection is required by the Building Department, with a minimum of two business days notice to the Department (John Cashin, Cell: 229-5626 or Christian Larsen, Cell 605-4046)**

**Masonry:** All masonry chimneys, fireplaces, wood, gas, coal or pellet stove installations to be shown in detail shall conform to all requirements of New York State Uniform Fire Prevention & Building Code and NFPA 211. All appliances to be UL listed.

**Framing:** Size of girder, floor timbers, placement of bridging and size to be shown, floor sheathing, window lintels, studs, plates, ceiling timbers, rafters or trusses, roof sheathing, type of roofing.

All floor loads, roof loads to be shown.

All structural lumber to meet load requirements of State Code and to be specified on plan.

All plywood or equal to be stamped with approval.

All trusses to be certified by supplier to conform to State Code.

All fire stopping and location of and type of material to be shown.

Inspection of framing by Building Inspector is required with 48 hours notice by phone.

**Insulation:** All insulation to be shown in conformance with New York State Energy Code plus type of vents, roof, soffits, etc.

**Interior:** Door details and sizes, window details and sizes showing second means of egress to conform to NYS Code requirements—minimum opening 18” with total of 4 sq ft. Stair details: height of risers, tread depth and size, railing height.

**Plumbing:** Number of fixture units, size of drains, location and size of vent pipes, type of material for hot and cold water supply, location of house trap.

**Electric:** Place on separate sheet the location of all electric outlets, etc.

**Heating:** Type of heat, location of ducts, baseboard rads, electric baseboard, furnace, type of fuel, location of supply; type of chimney for furnace, if used. All equipment to be UL listed. Location of smoke detectors.

**Porches and Decks:** Show footing size, timber size; details of railings and steps with railings.

**Garages:** All garages attached to main house to have minimum 5/8” fire rated sheet rock on walls and ceilings, plus 1-hour fire-rated door with self-closure located between garage and house.

**NOTE #1:***All plans to be **stamped by architect or engineer** licensed by the State of New York.*

**NOTE #2:***After plans are approved by the Building Department any **changes must be approved** by the Building Department and an architect or engineer. Before a Certificate of Occupancy is issued, final “As-Built” plans must be filed with the Town of New Baltimore Building Department.*

**NOTE #3:** *All dwelling, additions and areas of habitable space must **conform to the New York State Energy Conservation Construction Code.***

**NOTE #4:** *If contractor or owner **fails to request required inspections** of the Building Department (for, pre-pour, footing drains, foundation waterproofing, framing, plumbing, insulation, chimney, fireplace and final) a **Certificate of Occupancy might not be issued.***

2/13/08