

TOWN OF CLARENCE – BUILDING PERMIT APPLICATION

Date of Application: _____ Received By: _____ Permit # _____

(Residential) **New Construction** – One Family / Duplex / Multi-Family / Garage / Storage Shed / Pole Barn / Misc. _____

(Residential) **Remodel / Addition:** _____

(Commercial) **Remodel / Addition / Change-In-Use:** _____

(New Construction) **Use/Occupancy Classification:** _____

Construction Site _____ Zip Code _____

Record Owner: _____ Phone _____

Address: _____ Zip Code _____

APPLICANT: _____ Phone # _____

Address: _____ Zip Code _____

Contractor: _____ Phone # _____

Address: _____ Zip Code _____

Fax: _____ E-Mail: _____ Cell Phone # _____

Electrician: _____ Heating Contractor: _____

Master Plumber: _____ Sewer Contractor: _____

Estimated Value(Exclusive of Land) _____

Applicant's Signature: _____

NYS LABOR DEPARTMENT CODE RULE 56 REQUIRES AN ASBESTOS SURVEY FOR REMODELING, ADDITIONS OR RENOVATION PROJECTS.

EPA RULES PERTAINING TO LEAD SAFETY ARE EFFECTIVE APRIL 2010. FOR MORE INFORMATION CONTACT 1-800-424-5323 OR WWW.EPA.GOV/LEAD

****** REQUIRED WITH PERMIT APPLICATION / TO BE DETERMINED BY INSPECTOR ******

3 Plans (1 Wet Stamp) _____

Sewer District # _____

NYS Energy Calculations: _____

Grading & Drainage Plot Plan: _____

Driveway Approval Town/County/State: _____

Property Survey : _____

Residential Property Waiver: _____

ECHD : _____

Flood Plain Dev. Permit: _____

Board of Appeals: _____

Planning Board: _____

Fire Advisory: _____

Town Board: _____

Soil Test Results: _____

Architect/Engineer Review & Approval of Soil Test: _____

Architect/Engineer Code Review Checklist (Stamped): _____

CONTRACTOR INSURANCE:

Residential Insurance Waiver (Additions or Remodeling) _____

Workmen's Compensation Board Approved Waiver _____

Workmen's Compensation

Disability Coverage _____

Sewer District Receipt: _____

Licensed Plumber Notification /Signature _____ Need _____ Received/Date _____

Additional Notes: _____

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- New Energy Code Information – www.energycodes.gov (Click on "Free Software")

Town of Clarence Residential Building Permit Processing Requirements

1. **Property survey -stamped by a New York State licensed surveyor for lots not on a filed subdivision map.**
2. **Site Plan-** See residential site plan list – Grading and Drainage Plan
- *3. **Soil Testing** – Acceptable tests are either a Geoprobe Soil Boring Test or a STP Soil Boring Test, as or January 1, 2008.
4. **Building plans** - three complete sets, one stamped with original legible Engineer or Architect Seal (State of New York), as required by State Law and / or the Town of Clarence.
- *5. **New York State Energy Requirements** - with legible Engineer or Architect Seal, Dated and Stamped - Effective January 1, 2008.
6. **Plumbing** - Plumber for both inside and outside work **must** be licensed with the Town of Clarence. Plumber to sign permit in Building Department Office.
- * 7. **Highway Department** Driveway Culvert Approval, subdivisions included. Culvert and stone to be in place before starting any site work. If culvert pipe is needed, set up an appointment with the Highway Department involved for installation of pipe. Pipe to be purchased by applicant, installed only by Highway Department issuing approval. (Town - 741-3210, County - 759-8328, State - 632- 3386 or 683-3476). For any projects on Town regulated roads, the applicant must go to the Town of Clarence Highway Department to apply and obtain a Highway Work Permit between the hours of 8AM & 4PM. Driveway stone must be maintained to eliminate mud. **Mud on streets will not be tolerated.**
- *8. **Erie County Health Department** approved paperwork for septic systems only. **Sewer** approved paperwork for EC #5 (Application to connect sewer) obtained from Erie County Sewer located on Walden Avenue. If in the Clarence Sewer districts, the sewer fee is paid along with the building permit.
9. **General Contractors, or persons acting as contractors,** will require submission of proof of Worker's Compensation coverage prior to a permit application processing.
10. **Building Permit Application** to be completed, owner of record form must be signed by owner.

11. **No lot clearing or filling** until complete application for Building Permit is filed in office. Subdivision lots may be stripped prior to Building Permit application only after Zoning Department approval of tree ordinance for compliance.
12. **Need Architect/Engineer Code Review Checklist (stamped)** – the Residential Checklist must be completed by the Design Professional. Forms can be found at www.dos.state.ny.us. Click on Code Enforcement then on forms.

Submit all parts of preceding forms and papers, as required, to the Building Department for review and approval. It is necessary to have a telephone number or instructions as to how applicant can be contacted if there are any questions or problems.

In reference to multiple family residential, restricted business, neighborhood business, commercial, research development and industrial zoned properties, these must be reviewed by the Town Board and / or Planning Board as stated in the Zoning Ordinance before permit issuance can be made.

Any questions call the Building Department at 741-8950. Fax 741-8517

Please Note: **All Inspections to be scheduled 24 hours in advance. No exceptions!**

*** Proposed new requirements and/or submittals**

Revised 2/29/08

TO
TOWN OF CLARENCE
6221 GOODRICH ROAD
CLARENCE CENTER, NY 14032

BUILDING DEPARTMENT
716/741-8950

FAX: 716/741-8517

I hereby certify that I am the owner of the property.

Located at _____

and give permission to _____

to build a residence as permitted by the Town of Clarence Building Department.

Owner (print)

Owner Signature

Date _____

Telephone _____

TOWN OF CLARENCE BUILDING DEPARTMENT
FEE SCHEDULE

RESIDENTIAL CONSTRUCTION

Filing Fee (new structures)	\$ 25.00
New build – Residential (per sq. ft.)	\$ 0.20
Fireplace (solid or gas)	\$ 50.00
Addition (per sq. ft.)	\$ 0.20
Enclosed addition – Minimum \$100.00	
Unenclosed addition – Minimum \$50.00	
Accessory Building – 200 sq. ft. and under	\$25.00
Accessory Building – 201 sq. ft. and over (per sq. ft.)	\$ 0.10
Minimum - \$50.00	
Maximum - \$500.00	
\$450.00 Recreation Fee	
\$450.00 Open Space Fee	

COMMERCIAL CONSTRUCTION

Filing Fee (new structures)	\$ 50.00
New construction (per sq. ft.)	\$ 0.25
Open Space (per sq. ft.)	\$ 0.15
Operating Permit Fee	\$ 75.00
Remodeling up to 2,000 sq. ft.	\$150.00
2,001 to 3,000 sq. ft.	\$250.00
3,001 to 5,000 sq. ft.	\$350.00
5,001 to 10,000 sq. ft.	\$450.00
10,001 sq. ft. or greater	\$500.00
Truss Construction Identification	\$ 50.00
Above or underground storage tanks	
Per gallon – minimum \$75.00	\$ 0.02
Demolition of building	
500 to 3,000 sq. ft.	\$ 50.00
3,001 sq. ft. or greater	\$100.00
Pools	
Unheated	\$ 50.00
Heated and inground	\$100.00

Approved by Town Board – 07/08/09

A fee of 50% of the Building Permit Fee will be charged annually for permits/projects that are not substantially completed within one year of the issue date and the Certificate of Occupancy has not been issued.

A fee of \$150.00 will be charged for lot or plan changes prior to permit issuance.

A fee of \$100.00 will be charged per visit for projects progressing beyond a required inspection or scheduled inspection work is not complete.

A fee of 50% of the Building Permit Fee will be charged for starting a project without a Building Permit. Minimum of \$200.00.

A fee of 200% of a Swimming Pool Permit Fee will be charged for starting a project without a Swimming Pool Permit.

A fee of \$100.00 will be charged to renew pool permits that are not completed within 3 months of issue date and a Certificate of Compliance has not been issued. **Exception: Weather related construction delays**

A fee of \$500.00 per week will be charged to the Builder for structures occupied prior to issuance of a Certificate of Occupancy. **Exception: Residential Accessory Structures**

Subsequent to permit issuance, if a builder reduces in size or substantially changes the project, the issued permit will be voided. A new plan review will be conducted and a new permit issued with all appropriate fees. The applicant will be eligible for a 60% refund of the permit fee. Open Space and/or Recreation Fee will be refunded in full.

Fee of \$25.00 will be charged for changing contractors subsequent to the permit being issued.

Approved by Town Board - 7/08/09

TOWN OF CLARENCE
PROPOSED PLUMBING PERMIT FEE SCHEDULE
2006

ANNUAL LICENSING

Master Plumber		\$ 75.00
Journeyman –	Test Fee	\$ 75.00
	Annual Renewal	\$ 30.00
Sewer Contractor		\$ 75.00

RESIDENTIAL NEW CONSTRUCTION/SINGLE FAMILY & DUPLEX

One (1) or two (2) bathrooms*	\$100.00
Two and one half (2-1/2) to three and one half (3-1/2)	\$150.00
Four (4) to five and one half (5-1/2)	\$175.00
Six or more bathrooms*	\$225.00
Waterline installation	\$ 20.00
Storm conductor installation	\$ 35.00
Mobile Homes	\$ 35.00

*Additional bathrooms installed after issuance of permit will require a separate permit.

NON-RESIDENTIAL NEW/REMODEL CONSTRUCTION

Filing fee	\$100.00
Per fixture	\$ 5.00
Storm conductor*	\$ 50.00
Waterline*	\$ 50.00

*Most non-residential projects will regulate exterior plumbing by a private improvement permit issued by the Town of Engineering Dept.

ALTERATIONS & REPAIRS TO EXISTING STRUCTURES
(ALL OCCUPANCIES)

Replace existing or install additional fixture	\$ 5.00 ea. (min. \$25.00)
Replace waterline	\$ 35.00
Install lawn sprinklers	\$ 35.00
Install water heater	\$ 15.00
Install yard drainage/conductors	\$ 35.00
Conversion from septic to public sewer (interior)	\$ 35.00

FIRE SPRINKLERS

Residential	\$ 75.00
Non-residential	\$150.00

Town of Clarence Building Department

Residential Inspections Required

All inspections require 24 hours advance notification.

Before commencing any excavation on property or right-of-way, call U.F.P.O. at 1-800-962-7962

Work in Public Highways, including work done in the area between the edge of pavement or curb and the lot line, such as ditch tile, curb cut, sanitary sewer, storm sewer installations, etc., require separate permits prior to construction from appropriate highway department.

Town of Clarence	- Building Department	741-8950 (Fax 741-8517)
Town of Clarence	- Highway Department	741-3210
Erie County	- Highway Department	759-8328
Erie County	- Sewer Authority	684-1234
Erie County	- Health Department	858-7677
Erie County	- Water Authority	849-8481
New York State	- Highway Department	632-3386 / 683-3476
Empire Inspections	- Electrical Inspections	585/798-1849

Builders name, phone number, property house number must be displayed on all construction projects.

A reasonable means of egress must be provided to each structure and each floor. (ladders or stairs from floor to floor.)

The following inspections are mandatory on all construction within this Town

- 1. Driveway** - Highway Department Driveway approval, subdivisions included, is needed. Stone base and culvert pipe, if needed to be in place **before** starting any site work. If culvert pipe is needed, set up an appointment with the Highway Department involved for installation of pipe. Pipe to be purchased by applicant, installed by Highway Department issuing approval, **only Contractor/Owner is responsible in keeping streets free from mud, stones and construction debris.**
- 2. Dig-Grades-Setback-Sideline Restrictions** - Building inspector must be present prior to excavation to verify compliance with approved plans.
- 3. Footings, Piers, Foundation, Water Proofing –Inspection of footers, piers and foundation-** Should be prior to pour so visual inspection of rebar can be made. Upon completion of building foundation, if approved, a sticker will be affixed to the foundation wall indicating date of inspection and any special conditions. (Filter cloth protection of drain tile.)
- 4. Spotted Survey** - After foundation is complete, a new survey stamped and signed by a licensed surveyor must be approved and filed with the Building Department **prior** to any further construction.
- 5. Framing, Rough Plumbing and Rough Electrical** - Before insulating and after all electrical, telephone, heating, rough plumbing, and fire caulking work is complete and inspected, including metal gas vent, a sticker will be placed on the front window indicating any corrections. Electrical inspection is required and conducted by *New York Board of Fire Underwriters* . **Corrections must be re-inspected prior to insulation. A fee of \$50.00 will be charged for re-inspections for work not completed upon scheduled inspection date.**
- 6. Solid Fuel Burning Appliances** - Concealed chimney stacks, vents, fire stopping, chimneys, fireplaces and woodstoves.
- 7. Foundation Drain Tile** – Drain tile, (Filter cloth, if required) beam supports for plumbness before pouring floor. Inspector will affix sticker indicating date of inspection. Access to basement must be provided.
- 8. Insulation**-After installation of all required building envelope insulation and before installation of any wall covering material.

No building, or part of a building, covered under this building permit will be used (furniture storage) or occupied until final inspection by building inspector and a certificate of occupancy is issued and in possession of the builder/owner.

9. Final Inspection Requirements

- Final electrical inspection by *New York Board of Fire Underwriters*. Compliance sticker will be placed on electrical panel.
- Erie County Health Department compliance of septic system in writing, or sewer compliance from ECSA.
- Final inspection conducted by Town Building Inspector. Building must be as complete as possible (weather permitting). All items on the final inspection checklist must be complete The building inspector has the right to put a hold on the Certificate of Occupancy if he feels the structure is not habitable or fire and safety items are not complete. Certificate of Occupancy must be picked up in the Building Department Office a minimum of 24 hours after the structure has passed final inspection.

Failure to comply with the items listed above will result in a Stop Work Order issued by Town of Clarence officials and possible legal action.

(Revised 7/17/02)

TOWN OF CLARENCE



REQUIRED INFORMATION ON RESIDENTIAL PLANS

Soil test requirements – All plans for new residential structures must contain information to verify soil characteristics at the location of the proposed structure with design values utilized by a New York State Licensed Architect or Engineer as required by the Design Professional for the project. A statement from the project architect or engineer is required reflecting his/her review of the soil test.

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

Ground snow load – 50
Wind – 90 mph
Seismic – per soil test
Weathering – severe
Frost Line – 42” minimum
Termite – slight to moderate
Decay – none to slight
Winter design temperature – 2 (14A)
Ice shield – 24” inside exterior wall line of building
Flood hazard – see maps/Town Engineering Department

All residential plans must verify code compliance indicated on the checklist required by the Building Department.

- Review and approval of soil test by licensed professional
- Provide a cross section for foundation drainage per section R 405 and soil bearing required for the structure
- Notation indicating allowable notching and boring of flooring members
- Copies of truss specifications stamped by a New York State Architect/Engineer
- Notation indicating location of draft stopping, fire stopping and fire blocking
- Specify amount and type of roof ventilation
- Cross section for roof ice barrier application
- Cross section for masonry fireplaces
- Cross section for all insulation materials, type, vapor barrier and R-values
- Provide information for the mechanical system. Including but not limited to furnace type location, duct type, venting, dryer vent, heat duct insulation, combustion air, fresh air
- Elevations, exterior materials, roof pitches, chimney termination, attic ventilation
- Wall sections, all structural components including beams and headers
- Window schedule, sizes, type, verification of egress requirements and window well sizes (if applicable)
- Stair cross section, rise and run, headroom, width, railings, guard rails and landings

RESIDENTIAL CHECKLIST MUST BE COMPLETED BY THE DESIGN PROFESSIONAL

Forms can be found at www.dos.state.ny.us Click on Code Enforcement then on forms

February 29, 2008

TOWN OF CLARENCE BUILDING DEPARTMENT
FINAL INSPECTION

THE FOLLOWING MUST BE COMPLETED PRIOR
TO CALLING OUR DEPARTMENT FOR A FINAL INSPECTION

- Final electric/final plumbing/sewer compliance or Erie County Health Department paperwork
- House numbers (minimum 4")
- Steps, walks, porches (stone or wood) permitted for temporary use if weather prevents completion.
- Stone driveway to grade
- Cement beam pockets
- Complete garage fire separation and self closing fire door.
- Paint I beam and posts
- Caulk any penetrations through siding
- Hardwired smoke and carbon monoxide detector(s)
- All railings installed – any stairs more than 3 risers, both sides (if open) including temporary stairs.
- Railings around porches or grade within 30"
- Gutters, down spouts and sump pump discharge
- Complete fireplace
- Attic scuttle cover
- Foundation insulation
- Energy Certificate located on electrical panel

LETTER OF INTENT WILL BE USED FOR WEATHER RELATED ITEMS.
THE HOME MUST BE HABITABLE AT TIME OF INSPECTION.

2/29/08

TOWN OF CLARENCE BUILDING DEPARTMENT

Date: March 9, 2004

To: All applicants for Building Permits for residential construction

From: Joseph D. Latona, P.E., Town Engineer
Building Department Head

Re: Concrete testing and cold weather concreting in association with the Residential Code of New York State

This requirement is applicable to all construction in association with building permits that are filed after February 13, 2004.

Concrete cylinder testing will be required from November 1 to April 1 along with "batch tickets." From April 1 to November 1 "batch tickets" indicating concrete strength along with an indication of pumped concrete, if used, will be required.

The Residential Code of New York State (the Residential Code) requires the specified compressive strength of concrete, including weathering potential, to meet certain minimum standards. Those standards can be found in Section R402.2 and Table R402.2 of Residential Code. The standards are applicable to the following groups:

1. Basement wall, foundations and other concrete not exposed to the weather
2. Basement slabs and interior slabs on grade, except garage floor slabs
3. Basement walls, foundation walls, exterior walls and other vertical concrete work exposed to the weather
4. Porches, carport slabs and steps exposed to the weather, and garage floor slabs

For groups 1 and 3 mentioned above,

The Town of Clarence Building Department is requiring a minimum of one (1) cylinder for seven (7) day and one (1) cylinder for twenty-eight (28) day compressive strength for both the footing and the wall to be tested. Concrete subject to freezing and thawing during construction shall be air-entrained concrete in accordance with Table R402.2.

For groups 1 through 4, this department shall be provided with "batch tickets" from the concrete supplier and for groups 1 and 3 test cylinder results directly from the acceptable testing agency. This procedure will be followed for each instance where concrete has been installed at a job site.

Until this department receives the test results, "batch tickets", and compliance with applicable code requirements has been determined, this department will not issue a Certificate of Occupancy or a Certificate of Compliance for the work that was performed in association with an issued permit.

If the test results indicate noncompliance with applicable code or construction requirements, an acceptable code compliant resolution of the problem will need to be achieved. This may involve the removal and replacement of the unacceptable concrete or a variance may need to be obtained from the New York State Department of State.

Test results and batch tickets shall be provided to this office as soon as possible after the concrete has been installed. If a problem is noted with respect to the test results or the batch tickets, you will need additional time to provide a solution to the problem prior to the issuance of a Certificate of Occupancy or a Certificate of Compliance.

In cold weather, care must be taken that foundations are not placed on frozen soil, nor shall such foundations be placed in freezing weather unless a method of ensuring that the underlying soil is free of frost is employed and the foundations are properly protected against the weather.



TOWN OF CLARENCE

RESIDENTIAL (NON-SUBDIVISION) LOT GRADING PLAN REQUIREMENTS

All residential lot grading plans must contain the following:

- Existing elevations utilizing USGS or NGVD 29' datum (NGVD 29' in and adjacent to floodplain/floodway).
- Show and label floodplain with base flood elevation, floodway, NYSDEC wetlands and buffer, federal wetlands
- Top of foundation wall, garage floor, adjacent grade(s) to the structure and basement floor elevations must be shown on the plan.
- Road centerline elevation at the center of the lot must be shown on the plan.
- All drainage structures (including ditches and swales) rim and invert elevations must be shown on the plan.
- Side yard swales with percent slope and flow direction must be shown on the plan.
- Show all easements (sewer, drainage, etc.).
- Show downspout and sump pump conductor lines.
- Additional items as required by Engineering Department.

Residential (non-subdivision) Lot Grading Plan Requirements 01-04-07



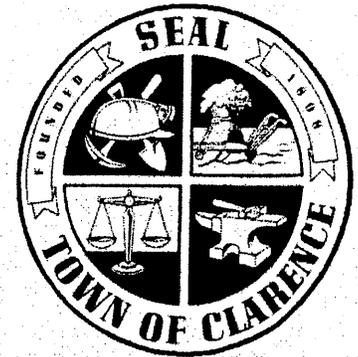
TOWN OF CLARENCE

SUBDIVISION LOT GRADING PLAN REQUIREMENTS

All subdivision lot grading plans must contain the following:

- Elevations consistent with those shown on the approved subdivision grading plan.
- Elevations utilizing the same datum as those on the approved subdivision grading plan.
- Top of foundation wall, garage floor, adjacent grade(s) to the structure and basement floor elevations must be shown on the plan.
- Road centerline elevation at the center of the lot must be shown on the plan.
- All rear yard drains with as-built rim and invert elevations must be shown on the plan.
- Side yard and rear yard swales with percent slope and flow direction must be shown on the plan.
- Proposed grade elevations on property line adjacent to the proposed structure.
- Show all easements (drainage, sanitary sewer, etc.).
- Driveway location and configuration with dimensions.
- Show all downspout and sump pump conductor lines.

**Town of Clarence
Building Department
6221 Goodrich Road
Clarence Center, NY 14032
Telephone: 716/741-8950 Fax: 716/741-8517**



January 1, 2008

To: All Contractors working in the Town of Clarence, New York
(Plumbing and Building)

Please read the following information regarding the REQUIRED installation of Smoke Detectors. The smoke detector requirement takes effect IMMEDIATELY. For new builds please refer to Section R313 of the New York State Residential Code.

Any contractor taking out a permit (plumbing or building) for any INTERIOR alterations, repairs, additions and conversions, from the Building Department of Clarence, please refer to Appendix J of the New York State Residential Code.

While inspecting the work for the original purpose of the permit, the smoke detectors will be inspected and tested for compliance with the Residential Code of New York State.

FINAL compliance will not be issued until ALL work covered under the issued permit is completed.

Building Department
Town of Clarence
716/741-8950

R311.5.8 Special stairways. Circular stairways, spiral stairways, winders and bulkhead enclosure stairways shall comply with all requirements of Section R311.5 except as specified below.

R311.5.8.1 Spiral stairways. Spiral stairways are permitted for interior use as a component of the means of egress from a habitable room, a basement or an attic, provided the minimum width shall be 26 inches (660 mm) with each tread having a 7½-inch (190 mm) minimum tread depth at 12 inches from the narrower edge. All treads shall be identical, and the rise shall be no more than 9½ inches (241 mm). A minimum headroom of 6 feet 6 inches (1982 mm) shall be provided. A spiral stair is not permitted to be the only means of egress from a story of a building.

R311.5.8.2 Bulkhead enclosure stairways. Stairways serving bulkhead enclosures, not part of the required building egress, providing access from the outside grade level to the basement shall be exempt from the requirements of Sections R311.4.3 and R311.5 where the maximum height from the basement finished floor level to grade adjacent to the stairway does not exceed 8 feet (2438 mm), and the grade level opening to the stairway is covered by a bulkhead enclosure with hinged doors or other approved means.

R311.6 Ramps.

R311.6.1 Maximum slope. Ramps shall have a maximum slope of one unit vertical in eight units horizontal (12.5-percent slope).

R311.6.2 Landings required. A minimum 3-foot-by-3-foot (914 mm by 914 mm) landing shall be provided:

1. At the top and bottom of ramps,
2. Where doors open onto ramps,
3. Where ramps change direction.

R311.6.3 Handrails required. Handrails shall be provided on at least one side of all ramps exceeding a slope of one unit vertical in 12 units horizontal (8.33-percent slope).

R311.6.3.1 Height. Handrail height, measured above the finished surface of the ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).

R311.6.3.2 Handrail grip size. Handrails on ramps shall comply with Section R311.5.6.3.

R311.6.3.3 Continuity. Handrails where required on ramps shall be continuous for the full length of the ramp. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1.5 inches (38 mm) between the wall and the handrails.

**SECTION R312
GUARDS**

R312.1 Guards required. Porches, balconies or raised floor surfaces located more than 30 inches (762 mm) above the floor or grade below shall have guards not less than 36 inches (914

mm) in height. Open sides of stairs with a total rise of more than 30 inches (762 mm) above the floor or grade below shall have guards not less than 34 inches (864 mm) in height measured vertically from the nosing of the treads.

Porches and decks which are enclosed with insect screening shall be provided with guards where the walking surface is located more than 30 inches (762 mm) above the floor or grade below.

R312.2 Guard opening limitations. Required guards on open sides of stairways, raised floor areas, balconies and porches shall have intermediate rails or ornamental closures which do not allow passage of a sphere 4 inches (102mm) or more in diameter.

Exceptions:

1. The triangular openings formed by the riser, tread and bottom-rail of a guard at the open side of a stairway are permitted to be of such a size that a sphere 6 inches (152 mm) cannot pass through.
2. Openings for required guards on the sides of stair treads shall not allow a sphere 4 ¾ inches (107 mm) to pass through.

SECTION R313

SMOKE ALARMS, AUTOMATIC SPRINKLER SYSTEMS AND CARBON MONOXIDE ALARMS

[F] R313.1 Smoke alarms. Smoke alarms shall be installed in the following locations:

1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.

Exception: Interconnection is not required where smoke alarms are permitted to be battery operated in accordance with Section R313.1.2.

All smoke alarms shall be listed and installed in accordance with the provisions of this code and the household fire warning equipment provisions of NFPA 72.

R313.1.1 Existing buildings undergoing repair, alteration, change of occupancy, addition or relocation shall be provided with smoke alarms as required by Appendix J.

[F] R313.1.2 Power source. In new construction, the required smoke alarms shall receive their primary power from the building wiring when such wiring is served from a com-

mercial source, or an on-site electrical power system and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection. Smoke alarms shall be permitted to be battery operated when installed in buildings without commercial power or an on-site electrical power system or in buildings that undergo repair, alteration, change of occupancy, addition or relocation in accordance with Appendix J.

R313.2 Combination smoke and carbon monoxide alarms. Combination smoke and carbon monoxide alarms are permitted, provided the alarm is listed for such use. Combination smoke and carbon monoxide alarms shall have distinctly different alarm signals for smoke or carbon monoxide alarm activation.

R313.3 Automatic sprinkler systems. Buildings having a height of three stories above a basement shall be equipped throughout with an automatic sprinkler system installed in accordance with NFPA 13D.

R313.3.1 Existing dwellings. Alterations to an existing attic which create a building height of three stories above a basement shall be permitted in conformance with Section AJ604.3.

R313.4 Carbon monoxide alarms. Carbon monoxide alarms shall be installed in the following locations:

Exception: Conformance with this section is not required where fuel-fired appliances and equipment, solid-fuel burning appliances and equipment, fireplaces, or motor-vehicle-related occupancies are not located within the structure.

1. Within each dwelling unit on any story having a sleeping area.
2. On any story of a dwelling unit where fuel-fired appliances and equipment, solid-fuel burning appliances and equipment, fireplaces or attached garages are located. A carbon monoxide alarm installed on any story of a dwelling unit having a sleeping area shall suffice for that story where fuel-fired appliances and equipment, solid-fuel burning appliances and equipment, fireplaces or attached automotive parking garages are also located.

When more than one carbon monoxide alarm is required to be installed within an individual dwelling unit, the alarms shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.

Exception: Interconnection is not required where carbon monoxide alarms are permitted to be battery operated in accordance with Section R313.4.3.

All carbon monoxide alarms shall be listed and labeled as complying with UL 2034 or CAN/CSA 6.19, and shall be installed in accordance with the manufacturer's installation instructions and this code.

R313.4.1 Prohibited locations. Carbon monoxide alarms shall not be located within or near the openings to garages, bathrooms or furnace rooms. Carbon monoxide alarms shall

also not be located in or near locations specified in the manufacturer's installation instructions.

R313.4.2 Existing buildings. Carbon monoxide alarms shall be installed in existing buildings undergoing repair, alteration, change of occupancy, addition or relocation as required by Appendix J.

R313.4.3 Power source. In new construction, the required carbon monoxide alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source or an on-site electrical power system, and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection. Carbon monoxide alarms shall be permitted to be battery operated when installed in buildings without commercial power or an on-site electrical power system or in buildings that undergo repair, alteration, change of occupancy, addition or relocation in accordance with Appendix J.

SECTION R314 FOAM PLASTIC

R314.1 General. The provisions of this section shall govern the requirements and uses of foam plastic insulation.

R314.1.1 Surface burning characteristics. Except where otherwise noted in Section R314.2, all foam plastic or foam plastic cores in manufactured assemblies used in building construction shall have a flame-spread rating of not more than 75 and shall have a smoke-developed rating of not more than 450 when tested in the maximum thickness intended for use in accordance with ASTM E 84.

R314.1.2 Thermal barrier. Foam plastic, except where otherwise noted, shall be separated from the interior of a building by minimum 1/2-inch (12.7 mm) gypsum board or an approved finish material equivalent to a thermal barrier to limit the average temperature rise of the unexposed surface to no more than 250°F (121°C) after 15 minutes of fire exposure to the ASTM E 119 standard time temperature curve. The gypsum board shall be installed using a mechanical fastening system in accordance with Section R702.3.5. Reliance on adhesives to ensure that the gypsum board will remain in place when exposed to fire shall be prohibited.

R314.2 Specific requirements. The following requirements shall apply to all uses of foam plastic unless specifically approved in accordance with Section R314.3 or by other sections of the code.

R314.2.1 Masonry or concrete construction. Foam plastics may be used without the thermal barrier described in Section R314.1 when the foam plastic is protected by a minimum 1-inch (25.4 mm) thickness of masonry or concrete.

R314.2.2 Roofing. Foam plastic may be used in a roof-covering assembly without the thermal barrier when the foam is separated from the interior of the building by wood structural panel sheathing in accordance with Section R803, not less than 1 5/32 inch (11.9 mm) in thickness bonded with exterior glue and identified as Exposure 1, with edge

**Soil Test Requirements
for
Residential Construction
Town of Clarence, N.Y.**

Requirements

Foundation design and construction shall be capable of accommodating all loads according to Section R301 of the Residential Code of New York State and of transmitting the resulting loads to the supporting soil.

Soil Tests

A soil test shall be performed to determine the soils characteristics at a particular location. This test shall be made by an approved agency using an approved method. Said approved agency shall supply a Geotechnical Report signed and sealed by a New York State licensed architect or engineer which shall include, but not be limited to, a site plan, detailed test bore logs or soil profile, laboratory soil test results, as necessary, engineering computations and discussion of methods, findings and foundation design, and construction recommendations along with required backfill material, recommended method of backfilling, and footing drainage design.

Foundation Design

The foundation shall be designed by an engineer or architect licensed by the State of New York.

The foundation design shall be certified on the foundation drawing by the design professional as being in accordance with the soil test results and Chapter 4 of the Residential Code of the State of New York.

The following certification shall be on the foundation design drawings.

I hereby certify that the foundation design meets or exceeds the requirements set forth in the Geotechnical Report by _____ dated _____ and Chapter 3 and 4 of the Residential Code of New York State.	
_____ Name	_____ Date
_____ Seal	

BUILDING WITHIN A FLOODPLAIN OR DENSITY FLOODWAY IN THE TOWN OF CLARENCE

There are three (3) options for building within a floodplain:

1. Lowest floor (including basement floor) elevated to one (1) foot, or more, above the base flood elevation (BFE).

Your lender may still require flood insurance under this option. To relieve the flood insurance requirement your lender may require a Letter of Map Amendment (LOMA) from FEMA for the structure.

2. Basement Exception. Lowest floor (including basement floor) is constructed a maximum of five (5) feet below the BFE and additional structural and flood proofing measures incorporated. See Basement Exception Foundation Requirements and Town of Clarence Local Law #3-2000 for additional information.

Your lender will still require flood insurance under this option.

3. Letter of Map Revision Based on Fill (LOMR-F) procedure. Fill a portion of your property and have it removed from the floodplain. See "Application Procedure for Letter of Map Revision Based on Fill (LOM-F Request)".

Flood insurance is not required under this option (by most lenders) because the dwelling is constructed on the portion of the property removed from the flood plain under the LOMR-F process.

ALL BUILDING WITHIN THE 100-YEAR FLOODPLAIN OR DENSITY FLOODWAY MUST BE IN CONFORMANCE WITH TOWN OF CLARENCE LOCAL LAW #3-2000.

For further information on or clarification of the above (3) options please contact Tim Lavocat of the Town of Clarence Engineering Department at (716) 741-8952.

HIGHWAY WORK PERMIT

The following procedure is required when obtaining a highway permit:

1. Applicant goes to the Highway Department and obtains a Highway Work Permit application for their specific project.
2. Applicant READS and signs the application.
3. Highway Superintendent (or designated representative) signs off on the permit.
4. Applicant brings the issued permit to the Building Department as part of the building permit submittal.