



Requirements for Residential Construction Plans

All buildings in the Village of Bellport are located in a 110 mile per hour wind zone and must be designed in accordance with one of the following reference manuals:

1. American Forest and Paper Association (AF&PA) **Wood Frame Construction Manual for One and Two-Family Dwellings**. www.awc.org.
2. Southern Building Code Congress **International Standard for Hurricane Resistant Residential Construction**. www.sbcci.org.
3. American Society of Civil Engineers **Minimum Design Loads for Buildings and Other Structures**. www.asce.org.

A full code analysis must be submitted on each set of plans. The analysis must contain the following information:

1. Reference standard that was utilized in the design of the structure.
2. Floor area of each story.
3. Design load calculations including live, dead, snow, seismic and wind (including uplift) and code performance.
4. Window and door schedule showing conformance with emergency escape requirements and missile test requirement if applicable.
5. Energy calculations and required statement from design professional.
6. Nailing schedule for all structural elements and roof shingles.
7. Location of smoke detectors and carbon monoxide detector.

The following enlarged detail drawings must also be submitted on each set of plans:

1. All required clips, straps and foundation anchorings.
2. All structural elements including columns, girders, joists, lintels, headers, wall and roof framing with dimensional lumber and engineered lumber sizes.
3. Load paths from roof to foundation.
4. Truss design drawings with calculations and detachment details.
5. Structural shutter and hardware design details if applicable.
6. Plumbing riser diagram.

All buildings within one mile of the ocean, bays and Sound are also in a Wind-Borne debris region and glazed openings on the structures must be protected with glass meeting the large missile test certification or with structural shutters with attached hardware as required by The Building Code of New York State (code section 1609.1.4).