

General Requirements

- New York State law requires that all plans, drawings and specifications relating to the construction or alteration of buildings or structures which must be filed with a building code official must be stamped with the seal of an architect or professional engineer (N.Y. Educ. Law § 7307 and Title 19 NYCRR Part 1203.3(a)(3)(1)).
- The following exceptions do not require the stamp or seal of a licensed, registered architect or professional engineer (N.Y. Educ. Law § 7307(5)):
 - farm buildings and other buildings used solely and directly for agricultural purposes;
 - single family residential buildings 1500 square feet or less, not including garages, carports, porches, cellars, or uninhabitable basements or attics;
 - alterations, costing \$10,000 or less within New York City and \$20,000 or less outside of New York City, if these alterations do not involve changes affecting the structural safety or public safety of the building or structure.
- Professionally designed documents, drawn to scale on a minimum 18"x24" paper, are required for all new additions, homes, and businesses. Note: Professionally designed documents are only required when noted above. Any other forms of construction can be drawn other than to scale, legibly, showing all necessary information relating to the construction on paper sized for sufficient clarity by the homeowner or contractor.
- When Pre-Engineered Trusses are used in construction, engineered stamped plans are required for each application.
- The Town of Floyd is in a 70# Ground Snow load zone if under 1000 ft. in elevation. Every 100' over 1000' will add an additional 2# of Ground Snow load requirement when calculating roof rafters and trusses.
- The Town of Floyd frost depth used in calculating minimum footer depth is 48".
- The Codes office recommends that before digging, call Dig Safely NY at 811.
- Applications expire 12 months from the date the application was issued, if construction has not commenced at this time.
- 24 hrs. notice is required for all construction inspections.
- Zoning Permit is not required for a shed that is less than 144 sq.ft. in area but, the Zoning Officer must be called to verify proper setback from a property line.