NEW 2017 COMMERCIAL BUILDING PERMIT REQUIREMENTS

(2017 NYS Uniform Code, NYS DOS BSC 2017 Uniform Code Supplement and
NYS DOS BSC 2017 Supplement to the NYSECCC all affective on October 31, 2017)

- A Building Permit application must be completely filled out with the signature of the
  property owner notarized. All contact information for the owner must be provided,
  including phone number and email address.
- Five (5) sets of signed and sealed plans drawn by a NYS Registered Design Professional
  (RDP). Plans must be drawn to scale on sheets no larger than 24”x36”. Plans as a
  minimum must show all levels of the building, occupancy and use of each space, exterior
  elevations, door (and hardware) and window schedules with “u” values, SHGC, design
  pressure and opening requirements, structural plans including foundation, framing and
  lateral force resisting systems and details and structural affidavit, fire protection, plans for
  plumbing and gas (with risers and design and NYSEC compliance), mechanical (include
  design and NYSEC compliance), and electrical (including NYSEC compliance),
  Certified Energy Compliance Report (2017 NYSEC) and asbestos survey (for renovation
  and demolition permits). Pre-manufactured steel building plans when applicable. Special
  inspection statement. All plans shall indicate respective 2017 NYS Uniform codes used
  IECC 2nd printing and the ASHRAE 90.1 2013 cover dated July 2014, each as amended
  by the 2017 NYS DOS BSC UNIFORM CODE and 2017 NYSECCC Supplements).
- Signed and sealed structural calculations for buildings of 2 stories or more.
- If wood floors and roof trusses are proposed, signed and sealed truss design drawings are
  required. Bracing requirements, connections and placement plans must also be provided.
- Note: Drawings containing a label such as “not for construction”, “bidding only” and “for
  diagrammatic use only” will not be accepted for permit applications.
- Four site plans/surveys
- Copy of Deed
- Town of Islip Planning Department architectural elevation approvals are required before
  building permit submittal.
- Suffolk County Health Department approval for sanitary systems, food establishments
  and food markets. Call (631)852-5700.
- A letter from the RDP clearly outlining the scope of the project, along with a list of
  commodities for mercantile and combustible high rack storage.
- A non-refundable filing fee is due at time of application (see islipny.gov for the fee

Rev 11/1/2017
schedule in effect at the time of application); The balance of the building permit fee will be calculated after all required approvals have been met and before the permit is issued.

- Town of Islip Building Department NYS Building Code Evaluation Survey (2017 version)
- Town of Islip Structural Affidavit 2017
- See also Town of Islip geographic condition design sheet attached.

For Site Plan approval, please contact the Engineering Division at (631) 224-5360.
For Zoning approval, please contact the Zoning Department at (631) 224-5438.

**ADDITIONAL ITEMS THAT MAY BE REQUIRED (Not Inclusive)**

- Town of Islip Planning Board approval
- Town of Islip Town Board approval
- Town of Islip Zoning Board of Appeals approval
- Suffolk County Department of Public Works approval (if on a county road)
- NYS Department of Transportation approval
- Environmental Assessment and associated fee if construction is within 100' of freshwater wetland or 300' of tidal wetland (Planning Department)
- Federal Aviation Administration approval (if within 1 ½ miles of airport)
- Town of Islip Commercial Cooking Hoods (application and forms by RDP)
- Combustible High Rack Storage (application and forms by RDP)
- NYS Department of Environmental Conservation Air Facility Permits (ex. Automotive body shop spray booths)
- Army Corps of Engineers for dewatering permits (Contact Town of Islip engineering Division at 631-224-5360)
Climate zone is 4a

IBC CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

<table>
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<th>GROUND SNOW LOAD</th>
<th>WIND DESIGN</th>
<th>SUBJECT TO DAMAGE FROM</th>
<th>SEISMIC DESIGN CATEGORY</th>
<th>WEATHERING</th>
<th>FROST LINE DEPTH</th>
<th>TERMITE</th>
<th>WINTER DESIGN TEMP</th>
<th>ICE BARRIER REQUIRED</th>
<th>FLOOD HAZARDS</th>
<th>AIR FREEZING INDEX</th>
<th>MEAN ANNUAL TEMP</th>
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<td>130vult</td>
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<td>R</td>
<td>SEVERE</td>
<td>BOF 3 FT</td>
<td>MOD TO HEAVY</td>
<td>SEE BELOW</td>
<td>YES</td>
<td>CALL PLANS EXAMINERS OFFICE</td>
<td>599</td>
<td>51</td>
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Climate zone is 4a

INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH INDOOR TEMPERATURE OF NOT LESS THAN 68 DEGREES FAHRENHEIT AT A POINT 3 FEET ABOVE THE FLOOR ON THE DESIGN HEATING DAY (2015 IMC 309.1)

SYSTEM DESIGN SHALL BE BASED ON MAX 72 DEGREES HEATING, MINIMUM 75 DEGREES COOLING
DEGREE DAYS (NY LAGUARDIA) 4811, WINTER DESIGN TEMP 15, DRY BULB 89, WET BULB 75 (2015 IPC APPDX D)

Also as per 2015 IBC Chapter 16 section 1609 and ASCE 7 - wind exposure category and surface roughness is B. Use C for both south shore and Fire Island.

TOWN OF ISLIP IS WITHIN A HURRICANE PRONE REGION