TOWN OF MARLBOROUGH

RESIDENTIAL BUILDING PERMIT

21 MILTON TURNPIKE MILTON NY 12547
(845) 795-2406 Extension #7

THOMAS CORCORAN JR
Building Inspector
Code Enforcement Officer
Fire Inspector
tcorcoran@marlboroughny.us

PENNY CASHMAN
Building Department Secretary
Zoning Board Secretary
pcashman@marlboroughny.us

TOWN OF MARLBOROUGH

RESIDENTIAL BUILDING PERMIT

21 Milton Turnpike Milton , N.Y. 12547

(845) 795-2406 Ext. # 7

APPLICATION FOR BUILDING PERMIT WILL TAKE APPROXIMATELY 10 DAYS OR MORE FOR PROCESSING. NON-SUBMITTALL OF ALL REQUIRED FORMS AND/OR INFORMATION WILL DELAY PROCESSING.

APPLICATIONS WILL NOT BE ACCEPTED UNLESS THE FOLLOWING CHECKLIST IS COMPLETED.

1. HAVE YOU COMPLETELY FILLED OUT YOUR APPLICATION AND SIGNED IN ALL NECESSARY SPACES. YES☐ NO☐
2. HAVE YOU SUBMITTED PROOF OF LAND OWNERSHIP? YES☐ NO☐
3. HAVE YOU SUBMITTED BOARD-OF-HEALTH APPROVALS AND/OR TOWN OF MARLBORO WATER AND SEWER PERMITS. YES☐ NO☐
4. HAVE YOU SUBMITTED COMPENSATION AND LIABILITIES INSURANCE OR NYS COMP WAIVER. WAIVER MUST BE COMPLETED AND RETURNED BEFORE PERMIT RELEASED. YES☐ NO☐
5. HAVE YOU SUBMITTED A CURRENT SURVEY OF THE PROPERTY OR COMPLETED THE PLOT PLAN PAGE IF A SURVEY IS NOT AVAILABLE. YES☐ NO☐
6. HAVE YOU SUBMITTED A LIST OF SUB-CONTRACTORS WITH NAMES, ADDRESSES AND PHONE NUMBERS. YES☐ NO☐
7. AN ENERGY CODE SHEET MUST BE SUBMITTED. YES☐ NO☐
8. THE REQUIRED FEE PAYABLE TO THE "TOWN OF MARLBOROUGH". YES☐ NO☐
9. HAS THE SITE INSPECTION BEEN DISCUSSED WITH THE BUILDING INSPECTOR? YES☐ NO☐
10. MANUFACTURED HOMES/MODULARS MUST BE NYS APPROVED AND HAVE A HUD STAMP WITH COMMISSIONER SIGNATURE. DATE ON THIS STAMP CANNOT BE MORE THAN 5 YEARS OLD. FOUNDATION PLANS MUST HAVE AN ARCHITECT OR ENGINEER SEAL WITH SIGNATURE. NAME OF MANUFATURER, MODULAR NUMBER AND MODEL MUST BE SUPPLIED. YES☐ NO☐
11. TWO SETS OF PLANS MUST BE SUBMITTED FOR ALL CONSTRUCTION. THESE PLANS MUST HAVE ENGINEER AND/OR ARCHITECT STAMP. UNDER NYS LAW SECTION 7307 AND 7209, PLANS REQUIRE THE SEAL AND SIGNATURE OF LICENSED ENGINEER OR ARCHITECT. YES☐ NO☐
12. SUBMISSION OF STORMWATER POLLUTION PREVENTION PLAN **(SWPPP)** YES☐ NO☐

CERTIFICATION BT APPLICANT

I HEREBY CERTIFY THAT I HAVE READ THE INSTRUCTIONS AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES COVERING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

Applicants Name _____ Date _____

Applicants Signature _____

Town of Marborough

Residential Building Permit

THIS BUILDING PERMIT APPLICATION PERTAINS ONLY TO THE CONSTRUCTION BEING PERFORMED AT THIS TIME

PLEASE INCLUDE THE FOLLOWING WITH THIS APPLICATION

1. COPY OF DEED (PROOF OF OWNERSHIP)
2. COPY OF CURRENT TAX BILL (PROPERTY OR SCHOOL)
3. TWO COPIES OF CONSTRUCTION PLANS (ENGINEER STAMPED)
4. COMPLETED AND SIGNED APPLICATION
5. PROOF OF INSURANCE (LIABILITY & WORKERS COMPENSATION) WITH THE TOWN OF MARLBOROUGH LISTED AS THE ADDITIONAL INSURED / POLICY HOLDER
6. WATER AND SEWER PERMIT (ULSTER COUNTY BOARD OF HEALTH)
7. STORM WATER PREVENTION PLAN (SWPPP)
8. CURRENT SURVEY OR PLOT PLAN
9. HIGHWAY ROAD CUT PERMIT (TOWN, COUNTY OR STATE)

** THIS APPLICATION **MUST BE COMPLETED IN FULL.** IT IS NOT OUR RESPONSIBILITY TO FILL IN ANY BLANKS. ANY QUESTIONS PLEASE CONTACT OUR OFFICE.*

FAILURE TO COMPLETE APPLICATION IN FULL WILL DELAY PROCESSING

Building permits are issued for one year with the optional renewal of up to two 6 month extensions. The extension fee will be $200.00 plus half the cost of the original permit.

At completion, and prior to the issuance of a Certificate of Occupancy, there will be a Certificate fee.

PLEASE NOTE THE FOLLOWING

The applicant shall notify the building department of any and all changes in the information contained in the application during the period for which the permit is in effect. A permit will be issued when the application has been determined to be complete and when the proposed work is determined to conform to the requirements of the building residential code of New York State. The authority conferred by such permit may be limited by conditions.

The building permit may be suspended or revoked if it is determined that the work to which it pertains is not proceeding in conformance with the building and residential code of New York State or with and condition attached to such permit, or if there has been a misrepresentation or falsification of a material fact in connection with the application for the permit.

Upon approval of this application, the building inspector will issue a building permit to the applicant, such permit and approval plans and specifications shall be kept on the premises and available for inspection throughout the process of the work.

TOWN OF MARLBOROUGH
RESIDENTIAL BUILDING PERMIT APPLICATION

Date _____

Owner : _____ Phone : ( ) _____
Address: _____ Cell : ( ) _____
_____ Email : _____

Builder : _____ Phone : ( ) _____
Address: _____ Cell : ( ) _____
_____ Email : _____

Tax Map : Section _____ Block _____ Lot _____

Address of Building Permit: _____
Nature of Work : _____

Name of Architect / Engineer : _____
Address : _____

PERMIT USE : 1 Family ☐ 2 Family ☐ Apartment ☐

BASEMENT : Full Finished ☐ Full Unfinished ☐ Slab ☐ Crawl Space ☐

GARAGE : None ☐ 1 car ☐ 2 Car ☐ 3 Car ☐ Other _____

FOUNDATION : Concrete ☐ Block ☐ Stone ☐ Brick ☐ Piers ☐ Other _____

ROOFING : Asphalt ☐ Metal ☐ Tile ☐ Wood ☐ Other _____

EXTERIOR WALLS : Wood ☐ Concrete ☐ Brick ☐ Field Stone ☐ Other _____

PORCHES & DECKS : Front _____ Rear _____ Side _____

HEAT : Oil ☐ Gas ☐ Propane ☐ Natural ☐ Electric ☐ Solar ☐ Other _____

WATER : Public ☐ Private ☐ **SEWER** : Public ☐ Private ☐

ESTIMATED COST : $ _____

DIMENSIONS : Length _____ Width _____ Height _____

NUMBER OF : Bedrooms: _____ Bathrooms _____ Kitchens _____

SQUARE FOOTAGE : _____ **NUMBER OF STORIES** : _____

Building Department Use

TOWN OF MARLBOROUGH

RESIDENTIAL BUILDING PERMIT

21 Milton Turnpike Milton , N.Y. 12547

(845) 795-2406 Ext. # 7

MEMORANDUM OF UNDERSTANDING

1. Prior to application for Certificate of Occupancy, I understand I will have to submit a Certified Survey " **AS BUILT** " stamped by a New York State licensed Land Surveyor, Licensed professional Engineer or Registered Architect. On that survey I will plot the home , all decks and porches, (with all setbacks) including the well and septic tank with fields.

2. I understand and acknowledge that the State and Local Laws prohibit " **ANY TYPE OF OCCUPANCY** " without a Certificate being issued by the town.

3. I have read and understand the instructions on the Building permit application.

Applicants Name _____

Applicants Signature _____

Date _____

Owners Name _____

Site Location _____

_____

Telephone : Home _____ Work _____ Cell _____

Section _____ Block _____ Lot _____

FOR BUILDING DEPARTMENTS USE ONLY

Type of Inspections :

1. SETBACKS & FOOTING BEFORE POURING

2. FOUNDATION WALLS

3. SLAB BEFORE POURING

4. PERIMETER DRAINS

5. FRAMING

6. ELECTRIC BEFORE ENCLOSING

7. PLUMBING BEFORE ENCLOSING & TEST SYSTEM

8. FIRE BLOCKING / AIR INFILTRATION BEFORE INSULATION

9. INSULATION BEFORE ENCLOSING

10. CHIMNEY & WOOD STOVE

11. HEATING APPARATUS

12. WATER / SEWER FINAL

13. ENERGY CODE CERTIFICATION

14. FINAL ELECTRIC

15. CERTIFIED " AS BUILT "

16. 911 ADDRESS NUMBERS

17. GAS CERTIFICATION

18. WATER TEST

19. EFFICIENCY CERTIFICATE POSTED

20. DRIVEWAY

21. FINAL COMPLETION

INSPECTOR'S COMMENTS _____

_____

_____

_____

TOWN OF MARLBOROUGH

RESIDENTIAL BUILDING PERMIT

PLOT PLAN

SECTION _____ **BLOCK** _____ **LOT** _____

Address : _____

SHOW THE FOLLOWING ON THE PLOT PLAN :

** THE OUTSIDE LINES ARE THE PROPERTY LINES*

1) Show ALL the buildings on the property
2) Show the **new construction** on the property and **ALL** setbacks (distance in feet from the property lines)
3) Show ALL roads and driveways
4) Show septic leech field and well

Applicants Signature _____

*** This application must meet the Code of the Town of Marlborough**

Section 155 - Schedule 1 - Lot, Yard and Height Regulations

TOWN OF MARLBOROUGH

21 Milton Turnpike - Milton, N.Y. 12547

RESIDENTIAL BUILDING PERMIT

MANUFACTURED HOMES

ALL Manufactured homes MUST BE installed by a New York Certified Installer

MANUFACTURER : _____

MODEL : _____

NUMBER : _____

TYPE OF HOME : _____

SQUARE FOOTAGE : _____

PRIOR TO BUILDING PERMIT BEING ISSUED YOU MUST SUPPLY :

1. HUD Stamp plans with commissioner signature. Date on stamp can not be five years old

2. Foundation plans (must have Architect or engineer New York Seal with signature)

3. A New York certified installers certificate and identification of certification

****

* NO Manufactured home will be placed on foundation until an inspection is made

* ANY Major damage that occurs must be repaired and certified by the manufacturer

* Manufactured homes may be delivered to site prior to or after scheduled working hours

* A manufactured home can not be occupied until a Certificate of Occupancy is issued

* Lolly Columns top plate MUST cover all main beams

* Proper Tie downs must be installed as per the manufacturer

TOWN OF MARLBOROUGH BUILDING DEPARTMENT

1650 RT. 9W / PO BOX 305 MILTON, NEW YORK 12547
(845) 795-2406 EXT. 7 FAX: (845) 795-6171

THOMAS CORCORAN BUILDING / FIRE INSPECTOR, CODE ENFORCEMENT OFFICER

ALL INSPECTIONS REQUIRE A 24 HOUR NOTIFICATION/ NO EXCEPTIONS

$50 PENALTY WILL BE ASSESSED FOR WORK NOT READY AT TIME OF INSPECTION

UNDER NO CIRCUMSTANCE WILL CONCRETE BE POURED WITH OUT INSPECTION

INSPECTIONS	WHEN
1. SETBACKS & FOOTINGS	BEFORE POURING OF ANY FOOTINGS
2. FOUNDATIONS / SLAB	BEFORE POURING
3. PERIMETER DRAINS, PARGING AND WATERPROOFING	BEFORE BACKFILL
4. FRAMING	BEFORE COVERINGS (ie: Tyvex, shingles)
5. ROUGH ELECTRIC	BEFORE INSULATION / ENCLOSING
6. ROUGH PLUMBING	BEFORE INSULATION TO INCLUDE TEST OF WASTE & DOMESTIC WATER
7. FIRE BLOCKING / AIR INFILTRATION	BEFORE INSULATION
8. INSULATION	BEFORE ENCLOSING WALLS
9. CHIMNEY	BEFORE ENCLOSING WALLS
10. HEATING APPARATUS	UPON COMPLETION TO INCLUDE BACK FLOW PREVENTER, LOW WATER CUT OFF
11. CERTIFIED SURVEY " AS BUILT " TO INCLUDE SEPTIC LOCATION	ANYTIME BEFORE FINAL
12. 911 ADDRESS NUMBERS	ANYTIME BEFORE FINAL
13. ENERGY CODE CERTIFICATION	ANYTIME BEFORE FINAL
14. WATER TEST	ANYTIME BEFORE FINAL
15. FINAL	AT CONSTRUCTION COMPLETION TO INCLUDE: FINAL ELECTRIC & B.O.H.

***** No one is permitted to occupy any building constructed under a building permit with out a certificate of occupancy.***

NOTE: OTHER INSPECTIONS MAY BE REQUIRED. (ie :Deck Footings & Framing, Revised Plans)

SPECIAL INSPECTIONS MAY BE REQUIRED AT THE DESECRATION OF THE BUILDING INSPECTOR (ie : Steel ,Welding , Concrete)

BUILDING PERMIT MUST BE DISPLAYED SO IT CAN BE SEEN FROM THE ROADWAY

INSPECTION AGENCIES
APPROVED BY THE TOWN OF MARLBORUGH

Electrical Underwriter	**Ernie Bello** **Nicholas Romano**	**569-1759**
NY Certified Electrical Inspectors LLC	**Jerry Caliendo**	**294-7695**
Tri State	**Lou Ambrosia** **Vinny Ambrosia** **Al Shauger**	**544-2180**
Commonwealth	**Ron Henry**	**562-8429**
NY Electrical Inspectors	**Greg Murod**	**586-2430**
Middle Department (MDIA)	**Pete Jennings**	**518-610-8133**
Z3 Consultants Inc.	**Gary Beck**	**471-9370**
Swanson Consulting	**Joe Swanson**	**496-4443**
NY Electrical Inspections & Consulting	**John Wierl**	**343-6934** **551-8466**
New York Board	**Pat Decina**	**298-6792**
CP Certified Electrical	**Chris Peone**	**853-3202**
LM Electrical & Consulting Corp.	**Logan Millington**	**202-2651**
SAS Electrical Inspections	**Yuri Badovich**	**801-2172**
Inspections On Time	**Maria Mendez**	**233-6711**

ANY OTHER INSPECTOR'S OTHER THAN THOSE LISTED ABOVE DO NOT HAVE AUTHORIZATION TO DO INSPECTIONS IN THE TOWN OF MARLBOROUGH

*** No Area Code Listed Defaults to 845**

TOWN OF MARLBOROUGH

PO Box 305 Milton NY 12547

" Heart Of the Hudson Valley Fruit Section"

MILTON, ULSTER COUNTY, NEW YORK 12547

DEPARTMENT OF BUILDINGS

TEL NO. 795-2406 Ext. # 7

FAX NO. 795-6171

THOMAS CORCORAN JR.

BUILDING INSPECTOR

CODE ENFORCER

FIRE INSPECTOR

Third Party Energy Code Certification Inspectors

HOME ENERGY CONSULTANTS - RON SAMUELSON	***(845) 635-8302***
CERTINSPECTORS - SCOTT SASO	***(845) 849-5696***
Spruce Mountain Inc. - Troy Hodas	845-800-4371

*** This is a MANDATORY Inspection**

*** Any CERTIFIED third party inspector is acceptable. These are the only two that have submitted paperwork to the building department as of the date of this printing.**

glazing, be firmly and substantially fastened to the framing members, and have a mesh opening of no more than 1 inch by 1 inch (25.4 mm by 25.4 mm).

R308.6.8 Curbs for skylights. All unit skylights installed in a roof with a pitch flatter than three units vertical in 12 units horizontal (25-percent slope) shall be mounted on a curb extending at least 4 inches (102 mm) above the plane of the roof unless otherwise specified in the manufacturer's installation instructions.

R308.6.9 Testing and labeling. Unit skylights shall be tested by an approved independent laboratory, and bear a label identifying manufacturer, performance grade rating, and approved inspection agency to indicate compliance with the requirements of AAMA/WDMA 101/I.S.2/NAFS.

SECTION R309
GARAGES AND CARPORTS

R309.1 Opening protection. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with a $^3/_4$-hour fire-protection-rated door assembly equipped with a self-closing device.

R309.1.1 Duct penetration. Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No. 26 gage (0.48 mm) sheet steel and shall have no openings into the garage.

R309.2 Separation required. The garage shall be separated from the residence and its attic area by horizontal or vertical separations conforming to Sections R309.2.1 and R309.2.2.

R309.2.1 Vertical separations. Where partitions are used to separate an attached garage from a living space or its attic, the partition assembly shall have a $^3/_4$-hour fire-resistance rating.

Exception: In lieu of providing partitions that have a $^3/_4$-hour fire-resistance rating, one layer of $^5/_8$-inch thick, type-X, gypsum board may be installed on the garage side and one layer of $^1/_2$-inch, type X, gypsum board may be installed on the opposite side. Application shall be in accordance with Section R702.3.

R309.2.2 Horizontal separations. Where horizontal construction is used to separate the garage from the living space or its attic, such construction shall be protected with one layer of $^5/_8$-inch thick, type X, gypsum board, installed in accordance with the requirements of Section 805.1. Openings in horizontal separations shall not be permitted except where the residence is otherwise protected by vertical separations. Where the horizontal separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than $^5/_8$-inch (15.87 mm) type X gypsum board or equivalent.

R309.3 Floor surface. Garage floor surfaces shall be of approved noncombustible material.

The area of floor used for parking of automobiles or other vehicles shall be sloped to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway.

R309.4 Carports. Carports shall be open on at least two sides. Carport floor surfaces shall be of approved noncombustible material. Carports not open on at least two sides shall be considered a garage and shall comply with the provisions of this section for garages.

Exception: Asphalt surfaces shall be permitted at ground level in carports.

The area of floor used for parking of automobiles or other vehicles shall be sloped to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway.

R309.5 Flood hazard areas. For buildings located in flood hazard areas as established by Table R301.2(1), garage floors shall be:

1. Elevated to or above the design flood elevation as determined in Section R323; or
2. Located below the design flood elevation provided they are at or above grade on all sides, are used solely for parking, building access, or storage, meet the requirements of Section R323, and are otherwise constructed in accordance with this code.

R309.6 Automatic garage door openers. Automatic garage door openers, if provided, shall be listed in accordance with UL 325.

SECTION R310
EMERGENCY ESCAPE AND RESCUE OPENINGS

R310.1 Emergency escape and rescue required. Basements with habitable space and every sleeping room shall have at least one openable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches (1118 mm) above the floor. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section 310.3. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. Emergency escape and rescue openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section R310.2.

R310.1.1 Minimum opening area. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.530 m^2).

Exception: Grade floor openings shall have a minimum net clear opening of 5 square feet (0.465 m^2).

R310.1.2 Minimum opening height. The minimum net clear opening height shall be 24 inches (610 mm).

R310.1.3 Minimum opening width. The minimum net clear opening width shall be 20 inches (508 mm).

R310.1.4 Operational constraints. Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools.

R310.2 Window wells. The minimum horizontal area of the window well shall be 9 square feet (0.84 m²), with a minimum horizontal projection and width of 36 inches (914 mm). The area of the window well shall allow the emergency escape and rescue opening to be fully opened.

Exception: The ladder or steps required by Section R310.2.1 shall be permitted to encroach a maximum of 6 inches (152 mm) into the required dimensions of the window well.

R310.2.1 Ladder and steps. Window wells with a vertical depth greater than 44 inches (1118 mm) shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position. Ladders or steps required by this section shall not be required to comply with Sections R311.5 and R311.6. Ladders or rungs shall have an inside width of at least 12 inches (305 mm), shall project at least 3 inches (76 mm) from the wall and shall be spaced not more than 18 inches (457 mm) on center vertically for the full height of the window well.

R310.3 Bulkhead enclosures. Bulkhead enclosures shall provide direct access to the basement. The bulkhead enclosure with the door panels in the fully open position shall provide the minimum net clear opening required by Section R310.1.1. Bulkhead enclosures shall also comply with Section R311.5.8.2.

R310.4 Bars, grills, covers and screens. Bars, grills, covers, screens or similar devices are permitted to be placed over emergency escape and rescue openings, bulkhead enclosures, or window wells that serve such openings, provided the minimum net clear opening size complies with Sections R310.1.1 to R310.1.3, and such devices shall be releasable or removable from the inside without the use of a key, tool or force greater than that which is required for normal operation of the escape and rescue opening.

SECTION R311
MEANS OF EGRESS

R311.1 General. Stairways, ramps, exterior exit balconies, hallways and doors shall comply with this section.

R311.2 Construction.

R311.2.1 Attachment. Required exterior exit balconies, stairs and similar exit facilities shall be positively anchored to the primary structure to resist both vertical and lateral forces. Such attachment shall not be accomplished by use of toenails or nails subject to withdrawal.

R311.2.2 Under stair protection. Enclosed accessible space under stairs shall have walls, under stair surface and any soffits protected on the enclosed side with $^1/_2$-inch (12.7 mm) gypsum board.

R311.3 Hallways. The minimum width of a hallway shall be not less than 3 feet (914 mm).

R311.4 Doors.

R311.4.1 Exit door required. Not less than one exit door conforming to this section shall be provided for each dwelling unit. The required exit door shall provide for direct access from the habitable portions of the dwelling to the exterior without requiring travel through a garage. Access to habitable levels not having an exit in accordance with this section shall be by a ramp in accordance with Section R311.6 or a stairway in accordance with Section R311.5.

R311.4.2 Door type and size. The required exit door shall be a side-hinged door not less than 3 feet (914 mm) in width and 6 feet 8 inches (2032 mm) in height. Other doors shall not be required to comply with these minimum dimensions.

R311.4.3 Landings at doors. There shall be a floor or landing on each side of each exterior door.

Exception: Where a stairway of two or fewer risers is located on the exterior side of a door, other than the required exit door, a landing is not required for the exterior side of the door.

The floor or landing at the exit door required by Section R311.4.1 shall not be more than 1.5 inches (38 mm) lower than the top of the threshold. The floor or landing at exterior doors other than the exit door required by Section R311.4.1 shall not be required to comply with this requirement but shall have a rise no greater than that permitted in Section R311.5.3.

Exception: The landing at an exterior doorway shall not be more than 8 $^1/_4$ inches (209 mm) below the top of the threshold, provided the door, other than an exterior storm or screen door does not swing over the landing.

The width of each landing shall not be less than the door served. Every landing shall have a minimum dimension of 36 inches (914 mm) measured in the direction of travel.

R311.4.4 Type of lock or latch. All egress doors shall be readily openable from the side from which egress is to be made without the use of a key or special knowledge or effort.

R311.5 Stairways.

R311.5.1 Width. Stairways shall not be less than 36 inches (914 mm) in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4.5 inches (114 mm) on either side of the stairway and the minimum clear width of the stairway at and below the handrail height, including treads and landings, shall not be less than 31.5 inches (787 mm) where a handrail is installed on one side and 27 inches (698 mm) where handrails are provided on both sides.

Exception: The width of spiral stairways shall be in accordance with Section R311.5.8.

R311.5.2 Headroom. The minimum headroom in all parts of the stairway shall not be less than 6 feet 8 inches (2036

mm) measured vertically from the sloped plane adjoining the tread nosing or from the floor surface of the landing or platform.

R311.5.3 Stair treads and risers.

R311.5.3.1 Riser height. The maximum riser height shall be $8^1/_4$ inches (209 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than $^3/_8$ inch (9.5 mm).

R311.5.3.2 Tread depth. The minimum tread depth shall be 9 inches (229 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than $^3/_8$ inch (9.5 mm). Winder treads shall have a minimum tread depth of 10 inches (254 mm) measured as above at a point 12 inches (305) mm from the side where the treads are narrower. Winder treads shall have a minimum tread depth of 6 inches (152 mm) at any point. Within any flight of stairs, the greatest winder tread depth at the 12 inch (305 mm) walk line shall not exceed the smallest by more than $^3/_8$ inch (9.5 mm).

R311.5.3.3 Profile. The radius of curvature at the leading edge of the tread shall be no greater than $^9/_{16}$ inch (14.3 mm). A nosing not less than $^3/_4$ inch (19 mm) but not more than $1^1/_4$ inch (32 mm) shall be provided on stairways with solid risers. The greatest nosing projection shall not exceed the smallest nosing projection by more than $^3/_8$ inch (9.5 mm) between two stories, including the nosing at the level of floors and landings. Beveling of nosing shall not exceed $^1/_2$ inch (12.7 mm). Risers shall be vertical or sloped from the underside of the leading edge of the tread above at an angle not more than 30 (0.51 rad) degrees from the vertical. Open risers are permitted, provided that the opening between treads does not permit the passage of a 4-inch diameter (102 mm) sphere.

Exceptions:

1. A nosing is not required where the tread depth is a minimum of 11 inches (279 mm).
2. The opening between adjacent treads is not limited on stairs with a total rise of 30 inches (762 mm) or less.

R311.5.4 Landings for stairways. There shall be a floor or landing at the top and bottom of each stairway.

Exception: A floor or landing is not required at the top of an interior flight of stairs, provided a door does not swing over the stairs.

A flight of stairs shall not have a vertical rise greater than 12 feet (3658 mm) between floor levels or landings.

The width of each landing shall not be less than the stairway served. Every landing shall have a minimum dimension of 36 inches (914 mm) measured in the direction of travel.

R311.5.5 Stairway walking surface. The walking surface of treads and landings of stairways shall be sloped no steeper than one unit vertical in 48 inches horizontal (2-percent slope).

R311.5.6 Handrails. Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers.

R311.5.6.1 Height. Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).

R311.5.6.2 Continuity. Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above lowest riser of the flight. 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 $1^1/_2$ inch (38 mm) between the wall and the handrails.

Exceptions:

1. Handrails shall be permitted to be interrupted by a newel post at the turn.
2. The use of a volute, turnout, starting easing or starting newel shall be allowed over the lowest tread.

R311.5.6.3 Handrail grip size. All required handrails shall be of one of the following types or provide equivalent graspability.

1. Type I. Handrails with a circular cross section shall have an outside diameter of at least $1^1/_4$ inches (32 mm) and not greater than 2 inches (51 mm). If the handrail is not circular it shall have a perimeter dimension of at least 4 inches (102 mm) and not greater than $6^1/_4$ inches (160 mm) with a maximum cross section of dimension of $2^1/_4$ inches (57 mm).
2. Type II. Handrails with a perimeter greater than $6^1/_4$ inches (160 mm) shall provide a graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of $^3/_4$ inch (19 mm) measured vertically from the tallest portion of the profile and achieve a depth of at least $^5/_{16}$ inch (8 mm) within $^7/_8$ inch (22 mm) below the widest portion of the profile. This required depth shall continue for at least $^3/_8$ inch (10 mm) to a level that is not less than $1^3/_4$ inches (45 mm) below the tallest portion of the profile. The minimum width of the handrail above the recess shall be $1^1/_4$ inches (32 mm) to a maximum of $2^3/_4$ inches (70 mm). Edges shall have a minimum radius of 0.01 inches (0.25 mm).

R311.5.7 Illumination. All stairs shall be provided with illumination in accordance with Section R303.6.

R311.5 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 $7^1/_2$-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 $9^1/_2$ 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 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 $4^3/_8$ inches (107 mm) to pass through.

R502.2.1 Decks. Where supported by attachment to an exterior wall, decks shall be positively anchored to the primary structure and designed for both vertical and lateral loads as applicable. Such attachment shall not be accomplished by the use of toenails or nails subject to withdrawal. Where positive connection to the primary building structure cannot be verified during inspection, decks shall be self-supporting. For decks with cantilevered framing members, connections to exterior walls or other framing members, shall be designed and constructed to resist uplift resulting from the full live load specified in Table R301.5 acting on the cantilevered portion of the deck.

TOWN OF MARLBOROUGH

" Heart Of the Hudson Valley Fruit Section"
MILTON, ULSTER COUNTY, NEW YORK 12547
DEPARTMENT OF BUILDINGS

TEL NO. 795-2406
FAX NO. 795-2031

THOMAS CORCORAN JR.
BUILDING INSPECTOR
CODE ENFORCER
FIRE INSPECTOR

Application for Residential Town Road Access

Building Permit # _____

This application must be completely filled out / signed & submitted with building application
A ten (10) foot section of the driveway must be paved where it touches the town road in order to receive Certificate of Occupancy

Date _____

Applicant _____ Phone _____

Address _____

Signature _____

House Location _____

Address _____

Section _____ Block _____ Lot _____

Contractor _____ **Phone** _____

Address _____

TOWN OF MARLBOROUGH
PLOT PLAN

Section _____ Block _____ Lot _____

SHOW THE FOLLOWING ON THE PLOT PLAN
Outside Lines below are Property Lines

1) Show all / any existing buildings on property
2) Show location of all roads that abut the property
3) Show position of requested road cut at town road

* The Location of the road cut shall be determined by a approved existing sub-division plot plan (attach) or approval by The Town of Marlborough Highway Superintendent.
* Road cut shall be marked with cones or stakes for Highway Superintendent approval.
* Please include property dimensions (length in feet) at town road
* Show ten (10) foot paved section of the driveway that will touch the town road

PROPERTY LOCATION _____

_____

BELOW IS FOR HIGHWAY & BUILDING DEPARTMENTS USE ONLY

TYPE OF INSPECTION :

(☐) 1. SITE INSPECTION (HIGHWAY DEPT.) PASS☐FAIL☐
* Location & Site Distance

(☐) 2. FINAL - (BUILDING DEPT.) PASS☐FAIL☐
* Ten foot paved section where it meets town road

INSPECTOR'S COMMENTS

_____

_____

_____

_____

HIGHWAY DEPARTMENT SIGNATURE _____
DATE

BUILDING DEPARTMENTS SIGNATURE_____
DATE