



## TOWN OF PERINTON

1350 TURK HILL ROAD ■ FAIRPORT, NEW YORK 14450-8796  
(585) 223-0770 ■ Fax: (585) 223-3629 ■ [www.perinton.org](http://www.perinton.org)

### PORCH & THREE SEASON ROOM REGULATIONS AND INSTRUCTIONS

The below regulations apply to open, screened and enclosed porches proposed to be constructed on existing one and two family homes. Property line setbacks are determined by the zoning district and vary throughout the town. Please contact the Building & Codes Department to obtain the zoning setbacks for your property.

#### General regulations:

1. Construction drawings by a licensed architect or engineer are required when any of the following occur:
  - a. Structural modifications to the existing home,
  - b. Engineered lumber or trusses are utilized, or
  - c. Project cost exceeds \$20,000
2. Roof gutters are required to connect to the storm sewer, if available. See enclosed info sheet.
3. If access to the work area requires encroaching on a neighboring property, a "Property Access Agreement Form" must signed by both parties- form enclosed.
4. Contact 811 to have the underground utilities in your yard staked-out prior to digging. This is a free service and could prevent serious injury, utility disruption and substantial repair costs due to damaged infrastructure.
5. Permit required- Prior to commencement of construction, a building permit must be obtained from the Building & Codes Department.
6. For enclosed porches and three-season rooms, a certificate of occupancy must be issued by the town prior to living in the newly created space. Open and screened porches require a certificate of compliance upon completion.

#### Submission documents include:

1. A completed building permit application form if applying in person. (Attached)
2. A copy of your property survey map with the proposed building location noted- please include the distance to property lines.
3. Detailed construction drawings.
4. If a contractor is being used, they must be registered through our online portal and supply the Town with proof of insurance (general liability, worker's comp and disability).

Apply for and manage your permit online here: <https://app.govwell.com/perinton>

Web portal link is also available via the Building & Codes webpage at [www.perinton.org](http://www.perinton.org)  
Applicants that do not wish to apply online may submit their information to the Building & Codes Dept. in person or via email to [building@perinton.org](mailto:building@perinton.org)

## RESIDENTIAL ENERGY CODE REQUIREMENTS

### Insulation Values for conditioned three season rooms and additions

**NOTE:** These values are prescriptive requirements of the 2025 NYS Energy Code. A ResCheck is not required unless deviating from the prescriptive values listed in the Building Code.

- Wood framed walls
  - R-30 **or**
  - R-20 with R-5 continuous exterior insulation **or**
  - R-13 with R-10 continuous exterior insulation **or**
  - R-0 with R-20 continuous exterior insulation
- Basement/crawl space walls
  - R-15 continuous interior OR exterior insulation **or**
  - R-19 cavity insulation in framed walls **or**
  - R-13 cavity insulation with R-5 continuous interior OR exterior insulation
- Ceilings
  - R-49
- Floors (over unconditioned space)
  - R-30 **or**
  - R-19 with R-7.5 continuous exterior insulation **or**
  - R-0 with R-20 continuous exterior insulation
- Windows
  - U.27 (up from 0.30)
- Skylights
  - U.50 (up from 0.55)
- Unheated concrete slabs (within 24 inches above or below grade)
  - R-10 continuous insulation to a depth of 4ft
- Sunrooms and heated garages
  - Ceilings
    - R-24
  - Walls
    - R-13
  - **NOTE:** These values do not meet NYS Energy Code for habitable spaces and cannot be converted into habitable living space without meeting the NYS Energy Code in effect when the conversion is taking place
- Duct work
  - Duct work partially or completely buried in attic insulation, the ductwork shall be insulated with a minimum R-8 insulation AND have a minimum of R-19 insulation installed over the ductwork.
- **Existing** wall/floor/attic framing exposed during remodels/additions shall have the existing framing cavities filled with insulation at a value of not less than R-3 per inch.

Definitions:

**Covered deck/porch** - A thermally isolated space with walls that are open or enclosed with insect screening or (20 mil) maximum thickness plastic film. The space is nonhabitable and unconditioned.

**Enclosed Porch** - A thermally isolated space with **enclosed** walls. The openings are enclosed with translucent or transparent plastic or glass. The space is nonhabitable and unconditioned.

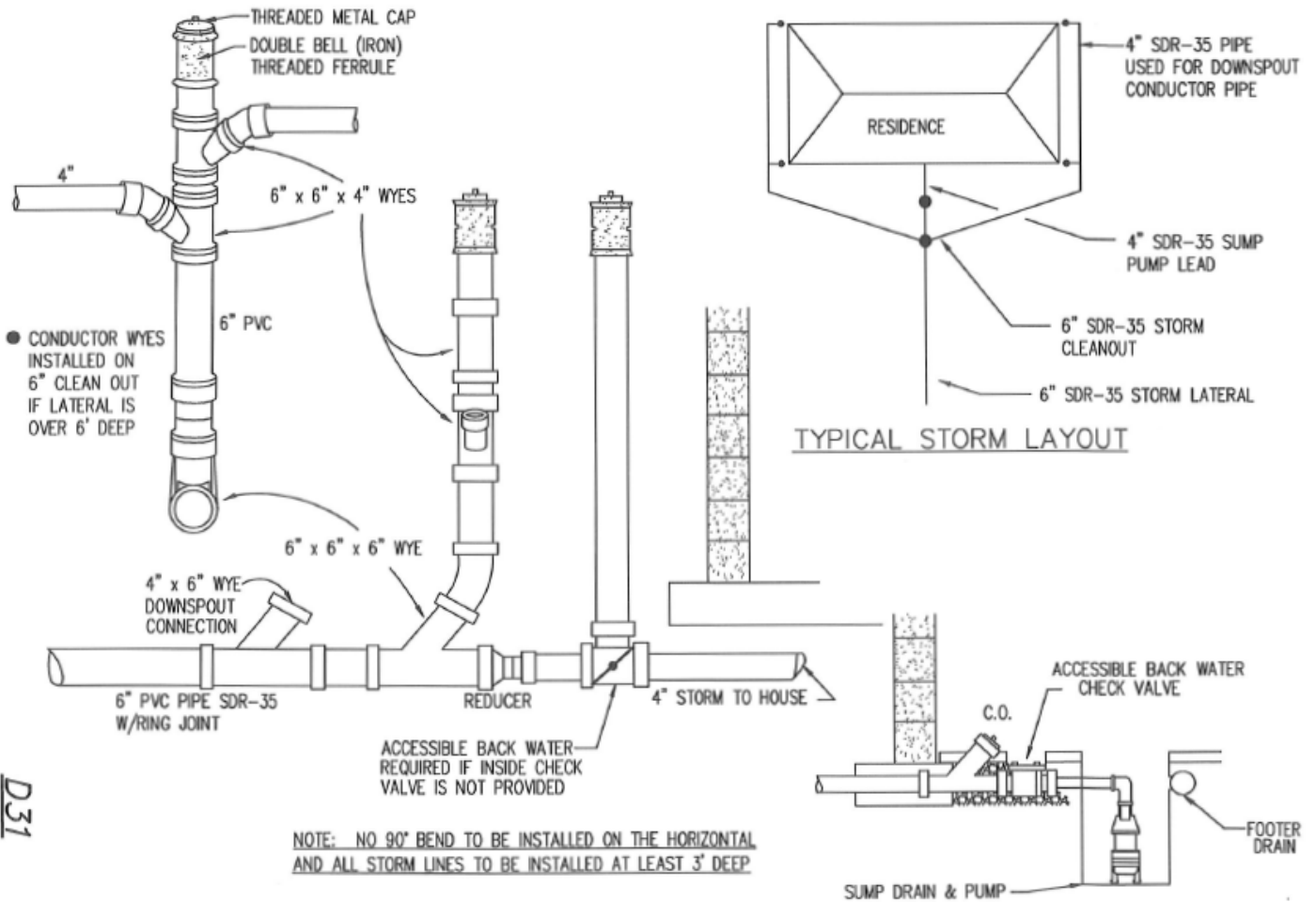
**Sunroom** - A thermally isolated *sunroom* with enclosed walls. The openings are enclosed with translucent or transparent plastic or glass. The *sunroom* fenestration complies with additional requirements for air infiltration resistance and water penetration resistance. The space is nonhabitable and unconditioned.

**Three-season Room** - A thermally isolated *sunroom* with enclosed walls. The *sunroom* is designed to be heated or cooled by a separate temperature control or system and is thermally isolated from the primary structure. The *sunroom* fenestration complies with additional requirements for water penetration resistance, air infiltration resistance and thermal performance. The space is nonhabitable and conditioned.

**Addition** - A *sunroom* with enclosed walls. The *sunroom* is designed to be heated or cooled and is open to the main structure. The *sunroom* fenestration complies with additional requirements for water penetration resistance, air infiltration resistance and thermal performance. The space is habitable and conditioned.

# DOWNSPOUT CONDUCTOR DETAIL

NTS



**PROPERTY ACCESS AGREEMENT FORM**

I, \_\_\_\_\_, owner of property located at \_\_\_\_\_ agree to allow the below-named  
*Property Owner* *Property Address*  
individual/contractor access through my property to the construction project site at:

\_\_\_\_\_  
*Address of Construction Project*

The below-named individual or contractor has access to my property between the hours of \_\_\_\_\_ am/pm and \_\_\_\_\_  
am/pm on the date or dates indicated under "Access Dates" below.

I understand that this is a voluntary and non-binding agreement, and that I am not responsible for any damages or injuries that occur during the construction project. I reserve my right as the legal owner/manager of the property to revoke this agreement at any time. I also understand that the individual or contractor listed below is responsible for repairing any damage that occurs on my property as the result of the construction project. Further, it is understood that the individual or contractor listed below is responsible for notifying me at least 24 hours prior to accessing the property.

\_\_\_\_\_  
*Name of Property Owner of Construction Project*

\_\_\_\_\_  
*Name of Individual/Contractor*

\_\_\_\_\_  
*Signature* *Date*

\_\_\_\_\_  
*Signature* *Date*

\_\_\_\_\_  
*Address*

\_\_\_\_\_  
*Address*

\_\_\_\_\_  
*Address*

\_\_\_\_\_  
*Address*

\_\_\_\_\_  
*Phone Number*

\_\_\_\_\_  
*Phone Number*

\_\_\_\_\_  
*Access Dates*

\_\_\_\_\_  
*Site Address Where Access is Given (address, zip code)*

\_\_\_\_\_  
*Address of Construction Project (address, zip code)*