



TOWN OF PERINTON

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

RESIDENTIAL ADDITION REGULATIONS AND INSTRUCTIONS

The below regulations apply to additions 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. Smoke and carbon monoxide alarms are required throughout the addition and existing home- see enclosed info sheet
3. Roof gutters are required to connect to the storm sewer, if available. See enclosed info sheet.
4. If access to the work area requires encroaching on a neighboring property, a "Property Access Agreement Form" must be signed by both parties- form enclosed.
5. 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.
6. Permit required- Prior to commencement of excavation or construction, a building permit must be obtained from the Building & Codes Department.
7. A certificate of occupancy must be issued by the town prior to living in the newly created space.

Submission documents include:

1. A copy of your property survey map with the proposed building location noted- please include the distance to property lines.
2. Detailed construction drawings.
3. 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
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

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.

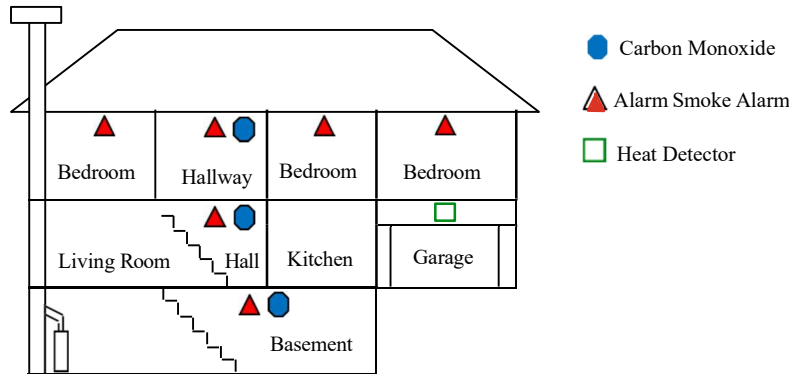
- Wood framed walls
 - R-30 **or**
 - R-20 with R-5 continuous exterior insulation **or**
 - R-13 with R-10 continuous exterior insulation **or**
 - R-0 with R-20 continuous exterior insulation
- Basement/crawl space walls
 - R-15 continuous interior OR exterior insulation **or**
 - R-19 cavity insulation 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.



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RESIDENTIAL SMOKE, HEAT AND CARBON MONOXIDE ALARM REQUIREMENTS



When Smoke, Carbon Monoxide (CO) & Heat Alarms Are Required

New Construction

- Required throughout all new dwelling units

Alterations, Repairs & Additions

- Existing dwelling units must be brought into compliance with **new construction** alarm provisions.
 - Exceptions:
 - Exterior-only work (roofing, siding, windows, doors, porches, decks)
 - Plumbing or mechanical work only

Power Requirements

- Alarms must be hard-wired with battery backup
 - Exceptions:
 - Battery-only allowed in alterations under R310.6 of the 2025 RCNYS

Heat Detectors

- Required in attached garages for all new construction
- Recommended in existing attached garages when an electric car charger is installed
- Required in existing garage when a significant remodel is performed
- Heat detectors must activate a smoke alarm or alarm in an area that notifies occupants

Smoke Alarms

- Smoke alarms must be installed:
 - In every **sleeping room**
 - Outside each **sleeping area** (combination smoke/CO permitted)
 - On **every story**, including basements (combination smoke/CO permitted) and habitable attics
 - In hallways and adjacent rooms where ceilings differ by **24 inches or more**
 - Near sleeping lofts

- In large dwelling levels (**over 1,000 sq ft**):
 - Alarm within **30 ft travel distance** of all ceiling points **or**
 - One alarm per **500 sq ft**
 - Upper-floor alarms may protect lower levels in open great rooms
- Installation Restrictions
 - Smoke alarms must be at least **10 ft from cooking appliances**
 - Allowed as close as **6 ft** where needed to meet placement rules
 - At least **3 ft from bathroom doors** with tubs/showers
 - At least **3 ft from the tip of ceiling fan blades**
 - At least **3ft from HVAC registers** mounted high on the walls
- Interconnection
 - Multiple alarms in a dwelling must be **interconnected** so all sound together
 - **Wireless interconnection** is allowed if listed
 - Exception: New alarms do not have to interconnect with older non-interconnected systems

Carbon Monoxide (CO) Alarms

- CO alarms are required in the following locations:
- Outside each sleeping area (combo smoke/CO)
- Inside each sleeping area that contains a gas/wood fireplace (combo smoke/CO)
- On every story (combo smoke/CO)
- At the bottom of the basement stairs (combo smoke/CO)
- In habitable attics
- Other locations and/or quantities may be required depending on the situation

Combination Smoke/Carbon Monoxide (CO) Alarms

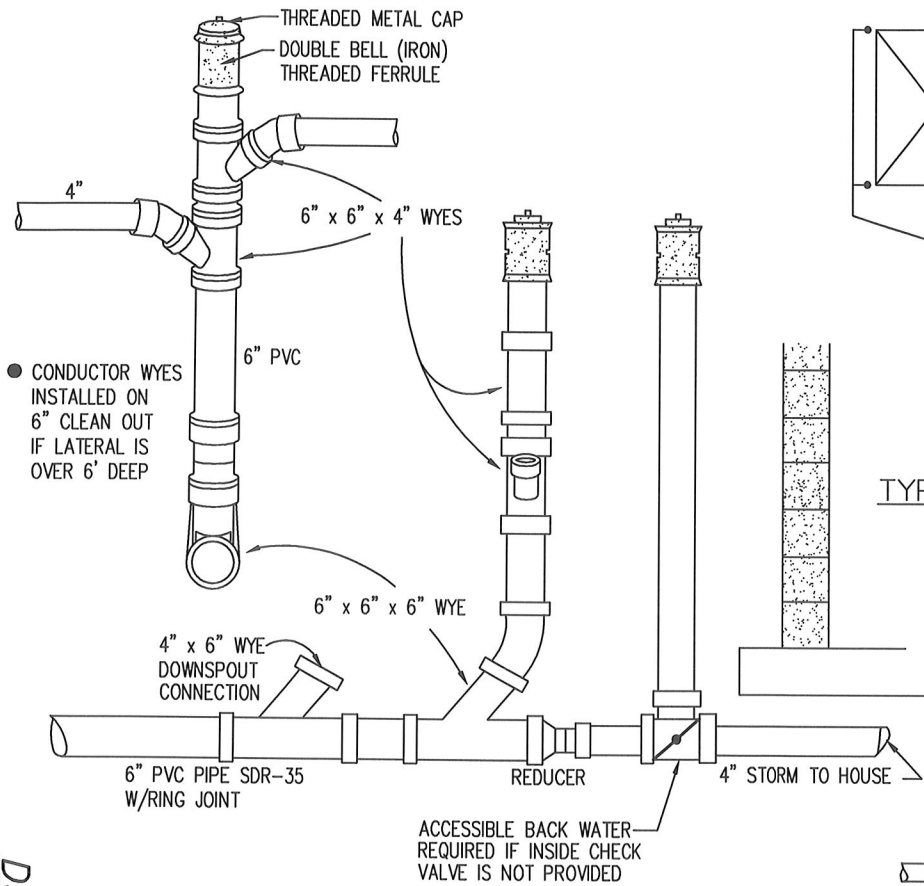
- Combination smoke/carbon monoxide (CO) alarms may be used instead of smoke alarms

Fire Alarm Systems (Alternative Option)

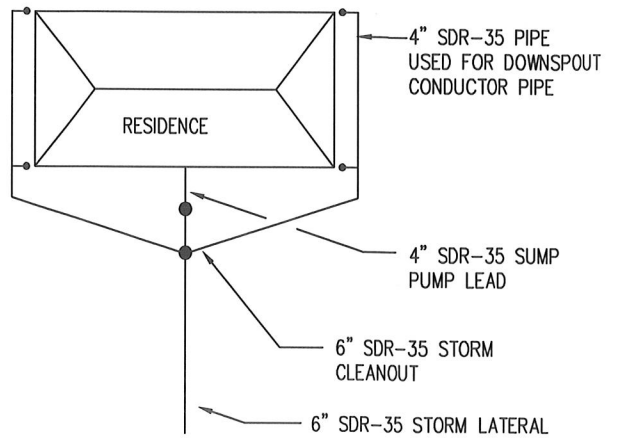
- A household fire alarm system may be used instead of individual smoke alarms
- Must comply with NFPA 72
- Smoke detectors must be UL 268 listed
- System becomes a permanent fixture
- Combination smoke/CO detectors allowed if properly listed

DOWNSPOUT CONDUCTOR DETAIL

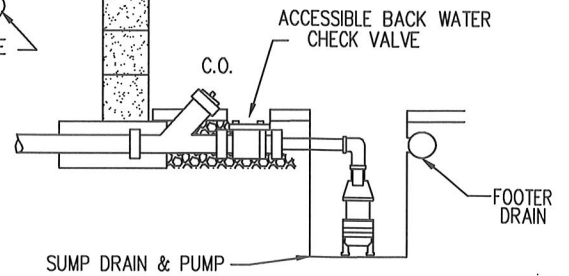
NTS



● CONDUCTOR WYES
INSTALLED ON
6" CLEAN OUT
IF LATERAL IS
OVER 6' DEEP



TYPICAL STORM LAYOUT



NOTE: NO 90° BEND TO BE INSTALLED ON THE HORIZONTAL
AND ALL STORM LINES TO BE INSTALLED AT LEAST 3' DEEP

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)