



TOWN OF PERINTON

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RESIDENTIAL REMODELING GUIDE

These regulations apply to one- and two-family residential remodeling projects and are based on the 2025 Residential Code of New York State (2025 RCNYS)- practical, illustrated guide for remodeling one- and two-family residential homes.

Please contact the Building & Codes Department with questions at (585)223-0770 or email building@perinton.org

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1) WHEN IS A BUILDING PERMIT REQUIRED?

- Any structural work is performed
 - Interior, load bearing walls are removed
 - Openings in interior or exterior walls are added or enlarged
 - Foundation walls are repaired/rebuilt
 - Plumbing fixtures are added or relocated
 - Electrical circuits are added or modified
 - Floor plans modifications
 - Kitchen reconfiguration
 - Bathroom reconfiguration
 - Bedrooms added/removed
 - Basement remodels
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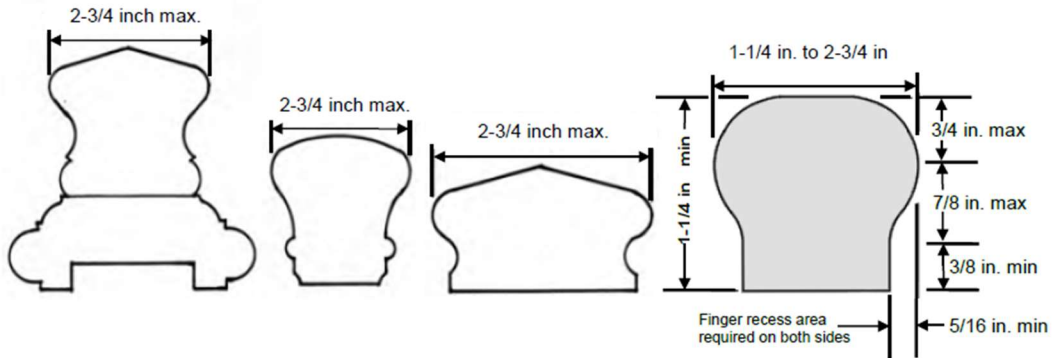
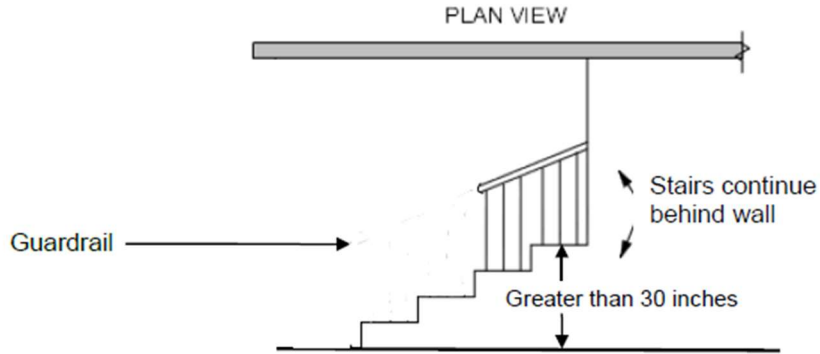
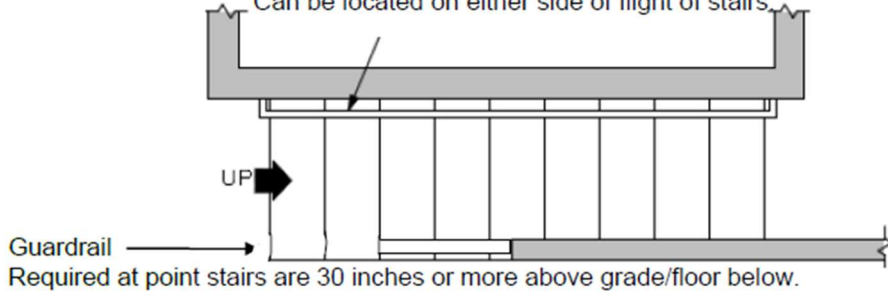
2) GENERAL REGULATIONS:

- Construction drawings required by a licensed Architect/Engineer when any of the following occur:
 - Structural modifications to the existing home
 - Project cost exceeds \$20,000
 - Smoke and carbon monoxide alarms are required throughout the remodeled space and existing home - see enclosed info sheet
 - Basement living space requires a second means of egress
 - Walkout basement door (directly to outside of house, not into the garage)
 - Egress window
 - **EACH** sleeping room (or rooms that **COULD** be used for sleeping, **regardless of what current use is**) must have a secondary means of egress
 - See attached basement remodeling info sheets
 - Prior to commencement of construction, a building permit must be obtained from the Building & Codes Department
 - A certificate of occupancy must be issued by the Town prior to occupying the newly remodeled space
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3) Guardrails & Handrails

- Guardrail (AKA Railing)
 - Shall be provided for those portions of open-sided walking surfaces that are located more than 30 inches measured vertically to the floor or grade below at any point within 36 inches horizontally to the edge of the open side.
 - Guards located on stairs are allowed to be between 34-38 inches measured vertically from a line connecting the nosing's
 - Required guards shall not have openings from the walking surface to the required guard height that allow passage of a sphere 4 inches in diameter.
 - The triangular openings at the open side of stair, formed by the riser, tread and bottom rail of a guard, shall not allow passage of a sphere 6 inches in diameter.
 - *Guards* on the open side of *stairs* shall not have openings that allow passage of a sphere 4-3/8 inches in diameter.
 - When designed properly, the top rail of a guard can also serve as the required handrail. See next page for additional information.
- Handrail
 - Handrails are required on at least one side of each continuous run of stairs with 4 or more risers.
 - The top of handrails shall be between 34 - 38 inches above the stair nosing
 - Handrails must be continuous the entire length of the stairs, from a point directly above the top riser to a point directly above the lowest riser
 - Handrails must be returned to a wall or post, on both ends
 - Handrails shall be at least 1-1/2 inches from any wall or other obstruction and cannot project more than 4-1/2 inches
 - The hand-grip area shall not be less than 1-1/4 inches or more than 2-3/4 inches in width.

Handrail to be continuous top to bottom and returned on both ends.
Can be located on either side of flight of stairs.



4) RESIDENTIAL ENERGY CODE REQUIREMENTS

Insulation Values

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.

- **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.
- **Basement**
 - 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
- **Windows**
 - U.27 (up from 0.30)
- **Skylights**
 - U.50 (up from 0.55)
- **Sunrooms and heated garages**
 - Ceilings
 - R-24
 - Walls
 - R-13
 - **NOTE:** These values do not meet NYS Energy Code for conditioned spaces and cannot be converted into conditioned living space with meeting the NYS Energy Code in effect when the conversion is taking place
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5) ELECTRICAL CODE CHANGES

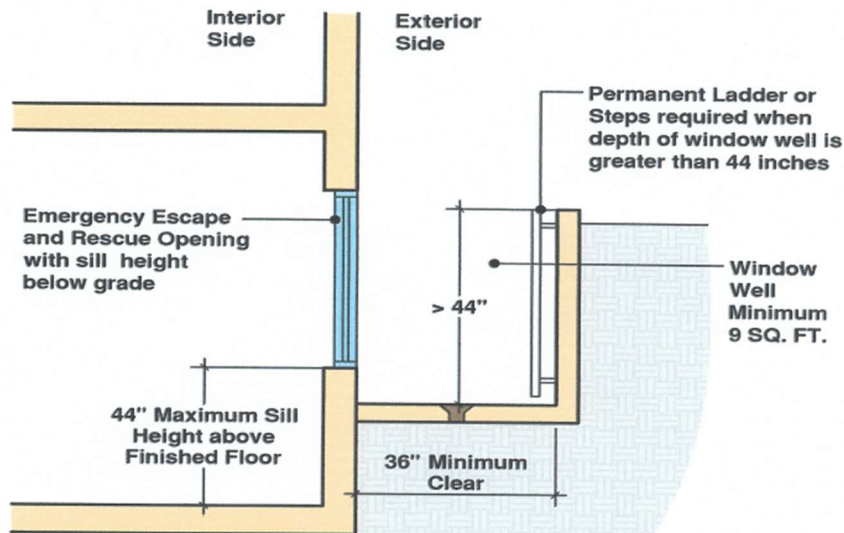
- **Kitchens**
 - All kitchen receptacles must be GFCI (E3902.6 2025 RCNYS)
 - Kitchen islands – Receptacles not required anymore but if installed must be in a backsplash OR pop-up style. Cannot be placed on the side of the cabinet anymore. If no receptacle is provided, a whip must be provided for future receptacles (E3901.4.2 2025 RCNYS)
 - Ranges, cooktops, wall mounted ovens & dryers are required to be GFCI protected (E3902.12 2025 RCNYS)
- **Bathrooms**
 - Receptacles located in damp or wet locations (bathtub and shower spaces) now have a restricted “zone”. Receptacles can’t be installed within 3ft of a shower or bath. (406.9(C) 2023 NEC)
- **Ceiling Boxes**
 - All outlet boxes in habitable rooms in a location acceptable for the installation of a ceiling fan must be listed for supporting a ceiling fan, even if one is not currently present in that location. (E3905.5 2025 RCNYS)
- **Basements**
 - All receptacles in basements are now to be GFCI protected (E3902.5 2025 RCNYS)

6) BASEMENT REMODELS

- Ceiling height:
 - Habitable space in basements must have a minimum ceiling height of 6 feet 8 inches above the finished floor. Beams, girders and ducts in such space may project to within 6 feet 4 inches of the finished floor. Existing finished ceiling heights in spaces in basements shall not be reduced.
- Minimum room area:
 - Habitable rooms shall have a floor area of not less than 70 square feet. Habitable rooms shall not be less than 7 feet in any horizontal dimension.
- Natural ventilation:
 - All habitable rooms shall be provided with natural ventilation of not less than 4 percent of the floor area of such rooms to provide natural ventilation to the outdoors via windows and/or doors. Mechanical ventilation that provides 0.35 air changes per hour may be provided to meet this requirement.
- Combustion air:
 - Where the volume of the space in which natural drafting fuel-burning appliances are located is less than 50 cubic feet per 1,000 Btu, other means shall be provided to bring combustion air into the space
- Smoke and Carbon Monoxide alarms
 - Required - See section **3)** above
- Insulation:
 - Required – See section **5)** above
- Bottom sill plate:
 - Must be pressure treated lumber
- Heating:
 - Indicate location of heat runs and cold air returns.
- Electrical
 - All receptacles in basements are to be GFCI protected
- Emergency Egress
 - Basements, and every sleeping room shall have not less than one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, an emergency escape and rescue opening shall be required **in each sleeping room**. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.
- Emergency Egress Window:
 - **Minimum** Clear Opening **Area** shall be 5.0 square feet
 - **Minimum** Clear Opening **Height** shall be 24 inches
 - **Minimum** Clear Opening **Width** shall be 20 inches
 - Casement windows must open a **full 90 degrees**
 - Maximum Height to the bottom of the clear opening shall be 44 inches above the finish floor.
 - Steps or platforms are prohibited
 - An operable exterior door can serve as the required opening under the following conditions:

- There are no sleeping areas in the basement (or rooms that could potentially be used as sleeping areas in the future)
 - It leads directly to the outdoors and not through a garage
- Emergency Egress Well:
 - Minimum dimensions of 36 inches by 36 inches (9 square feet)
 - Must allow the egress window to be fully opened (i.e. casement windows)
 - Wells deeper than 44 inches from bottom to top of the well shall require a permanently affixed ladder or steps
 - Ladders and rungs shall have an inside width of not less than 12 inches, shall project not less than 3 inches from the wall and shall be spaced not more than 18 inches on center vertically for the full height of the area well.
 - Steps shall have an inside width of not less than 12 inches, a minimum tread depth of 5 inches and a maximum riser height of 18 inches for the full height of the area well
 - Area wells shall be designed for proper drainage by connecting to the buildings' foundation drainage system
 - Area wells shall protrude above surrounding grade by a minimum of 3 inches
 - Grade shall be pitched away from the egress well

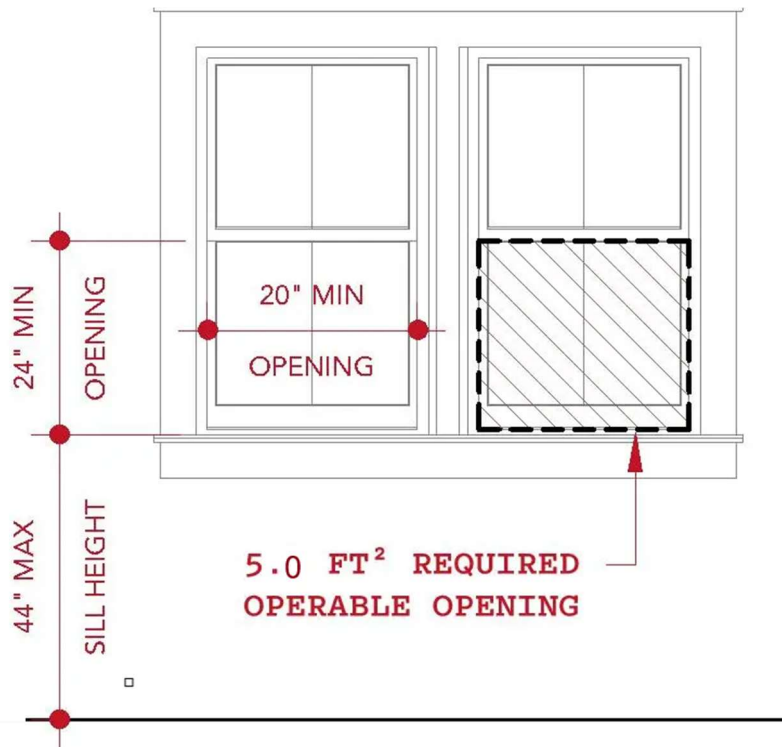
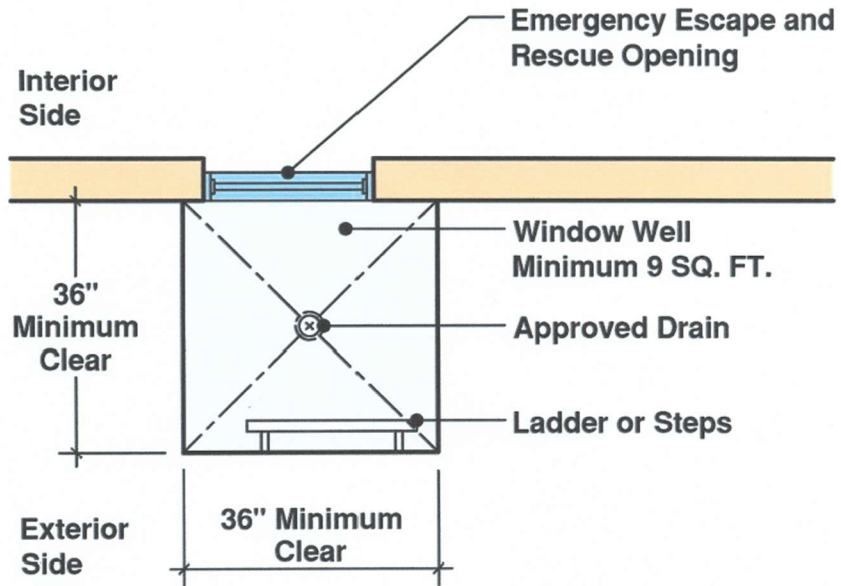
If the vertical depth of the window well is greater than 44 inches, a permanently affixed ladder or steps are to be provided and must be usable with the egress window fully opened. The ladder or steps are not allowed to encroach more than 6 inches into the required dimensions of the window well.



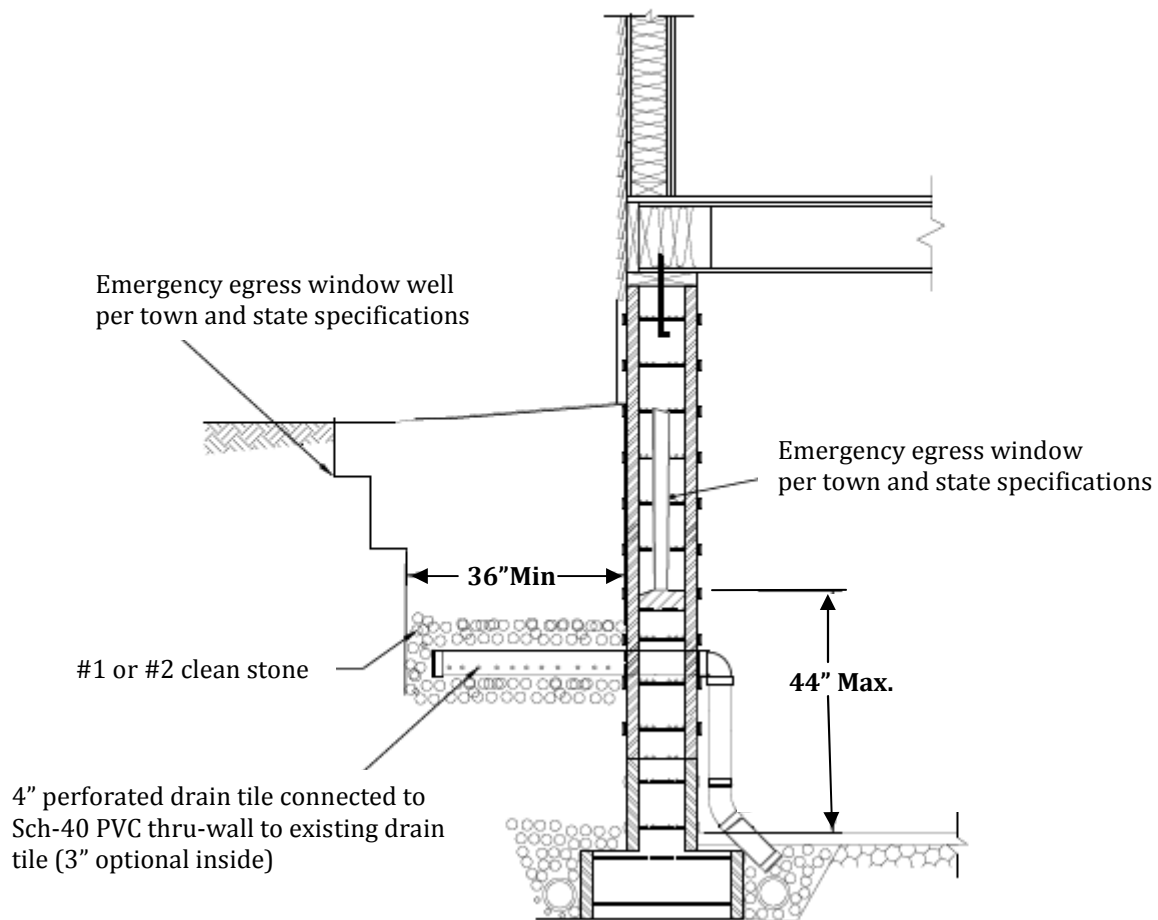
The inside width dimension of ladder rungs (a horizontal support on a ladder for a person's foot) shall not be less than 12 inches and must project at least 3 inches from the wall. The vertical spacing shall not be more than 18 inches on center throughout the entire height of the window well.

Window Well Size & Dimensions

The area of a window well shall not be less than 9.0 square feet with a horizontal projection and width of not less than 36 inches. This is to ensure that there is enough space to allow occupants to escape or for fire fighters to enter.



DRAINAGE DETAIL FOR EGRESS WINDOW WELL



SAMPLE BASEMENT FLOOR PLAN

