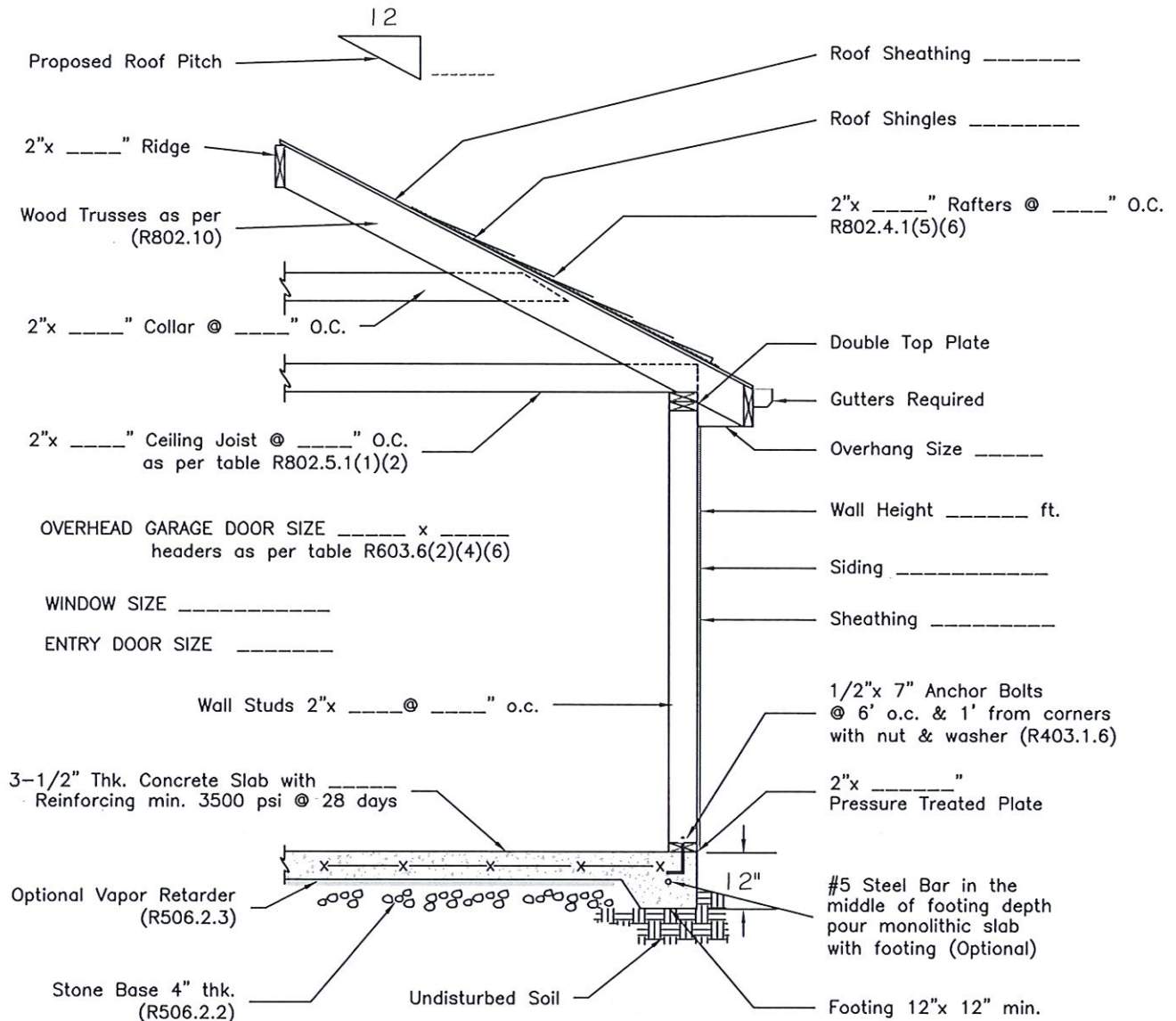


NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

## GENERAL NOTES:

1. ANY CURB CUT FOR NEW OR WIDER DRIVEWAY APRON SHALL REQUIRE A PERMIT FROM THE DEPARTMENT OF ENGINEERING. ANY CONTRACTOR WORKING IN THE CITY'S RIGHT-OF-WAY MUST BE BONDED AND INSURED
2. SUBMIT PLANS TO THE PLANNING DEPARTMENT FOR ORDINANCE REQUIREMENTS OR PLANING BOARD REVIEW APPROVAL. (WHEN NECESSARY)

GARAGE SIZE L \_\_\_\_\_ x W \_\_\_\_\_  
See R403.1.4.1 for foundation

HEIGHT TO PEAK \_\_\_\_\_

PLEASE CHECK: ☐ Front Gable ☐ Side Gable ☐ HipDETACHED GARAGE  
SECTION: DETAILNOT TO SCALE  
Drwn: M. DeSANTIS

Aug. 7, 2020

## STANDARD DETAILS

CITY OF NIAGARA FALLS, N.Y.  
DEPARTMENT OF CODE ENFORCEMENT

## ACCESSORY BUILDINGS

### 1321.10.1 Accessory Buildings in Residential Districts

Nothing in this Zoning Ordinance shall be deemed to prohibit and incidental uses that shall adhere to the following standards:

- A. Accessory buildings located other than in a rear yard shall comply in all respects with the requirements of this Zoning Ordinance applicable to main buildings.
- B. No accessory building shall be located nearer than two feet (2') to any side or rear lot line. (See Section R302).
- C. An accessory building that is attached to a main building shall be deemed to be a part thereof and shall comply in all respects with the requirements of this Zoning Ordinance applicable thereto with the exception of those accessory buildings that are attached to a main building by a breezeway or covered passageway with open or latticed sides. Such accessory structure shall be located no nearer than six feet (6') to the primary building. (See Section R302)
- D. An accessory building, detached or attached to a main building in no other manner than by breezeway or covered passageway with open or latticed sides, shall not exceed a maximum height of twelve feet (12') for a flat roof or sixteen feet (16') for a roof of any other type and shall occupy no more than thirty percent (30%) of the rear yard.
- E. No accessory building on a corner lot, with vehicular access from the side street, shall be located nearer to the side street line thereof than a distance which shall be not less than the required side yard setback.
- F. When the rear yard on a corner lot adjoins the front yard of a lot to the rear, no accessory building on such lot shall be located nearer to the street line of the street on which the lot to the rear faces than a distance equal to the depth of front yard required on such lot to the rear, provided that this regulation shall not be applied so as to require that the line of such accessory building that faces toward such street and is nearest thereto shall be nearer to the lot line opposite such street than a distance of twenty-five feet (25').
- G. No door of any accessory building or improvement, except a fence which door opens into an alley, shall be erected, constructed or established nearer to the center of such alley than a distance of fifteen feet (15').
- H. Accessory building shall not exceed 1,000 square feet in area and no one horizontal dimension may exceed thirty six feet (36') in length.



TABLE R302.1(1)  
EXTERIOR WALLS

EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	Fire-resistance rated	1 hour—tested in accordance with ASTM E119, UL 263 or Section 703.3 of the <i>Building Code of New York State</i> with exposure from both sides	0 feet
	Not fire-resistance rated	0 hours	≥ 5 feet
Projections	Not allowed	NA	< 2 feet
	Fire-resistance rated	1 hour on the underside, or heavy timber, or fire-retardant-treated wood <sup>a, b</sup>	≥ 2 feet to < 5 feet
	Not fire-resistance rated	0 hours	≥ 5 feet
Openings in walls	Not allowed	NA	< 3 feet
	25% maximum of wall area	0 hours	3 feet
	Unlimited	0 hours	5 feet
Penetrations	All	Comply with Section R302.4	< 3 feet
		None required	3 feet

For SI: 1 foot = 304.8 mm.

NA = Not Applicable.

- a. The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave overhang if fireblocking is provided from the wall top plate to the underside of the roof sheathing.
- b. The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the rake overhang where gable vent openings are not installed.

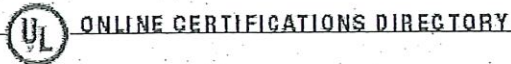
TABLE R302.1(2)  
EXTERIOR WALLS—DWELLINGS WITH FIRE SPRINKLERS

EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	Fire-resistance rated	1 hour—tested in accordance with ASTM E119, UL 263 or Section 703.3 of the <i>Building Code of New York State</i> with exposure from the outside	0 feet
	Not fire-resistance rated	0 hours	3 feet <sup>a</sup>
Projections	Not allowed	NA	< 2 feet
	Fire-resistance rated	1 hour on the underside, or heavy timber, or fire-retardant-treated wood <sup>b, c</sup>	2 feet <sup>a</sup>
	Not fire-resistance rated	0 hours	3 feet
Openings in walls	Not allowed	NA	< 3 feet
	Unlimited	0 hours	3 feet <sup>a</sup>
Penetrations	All	Comply with Section R302.4	< 3 feet
		None required	3 feet <sup>a</sup>

For SI: 1 foot = 304.8 mm.

NA = Not Applicable.

- a. For residential subdivisions where all dwellings are equipped throughout with an automatic sprinkler system installed in accordance with Section P2904, the fire separation distance for exterior walls not fire-resistance rated and for fire-resistance-rated projections shall be permitted to be reduced to 0 feet, and unlimited unprotected openings and penetrations shall be permitted, where the adjoining lot provides an open setback yard that is 6 feet or more in width on the opposite side of the property line.
- b. The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave overhang if fireblocking is provided from the wall top plate to the underside of the roof sheathing.
- c. The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the rake overhang where gable vent openings are not installed.



## BXUV.U311 Fire Resistance Ratings - ANSI/UL 263

[Page Bottom](#)

### Fire Resistance Ratings - ANSI/UL 263

See General Information for Fire Resistance Ratings - ANSI/UL 263

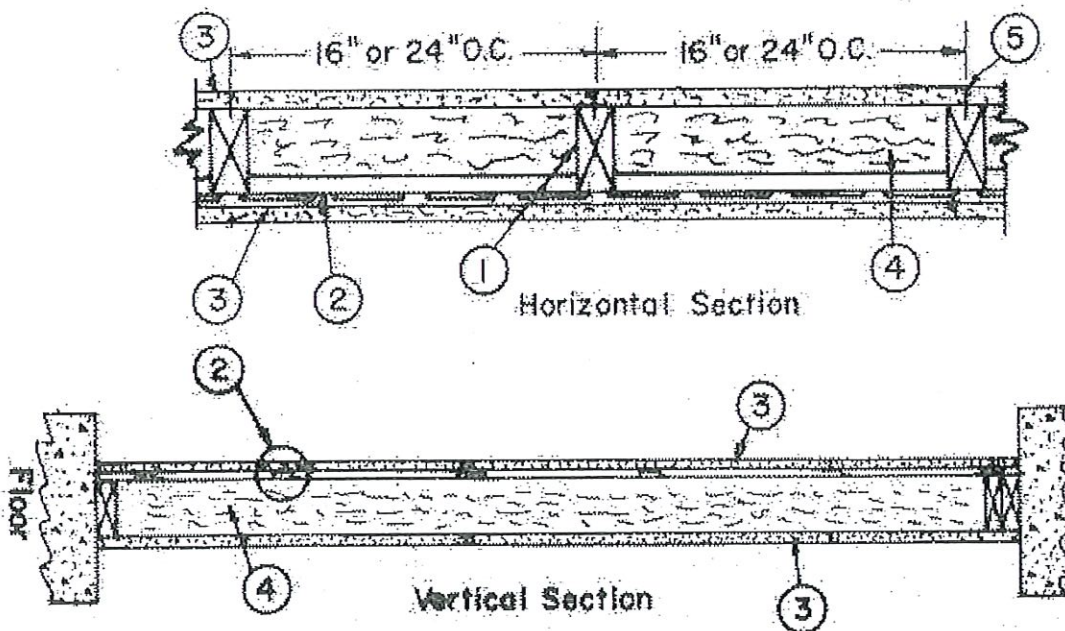
Design No. U311

May 23, 2007

Bearing Wall Rating — 1 HR.

Finish Rating — 23 Min.

Load Restricted for Canadian Applications — See Guide [BXUV7](#)



1. Wood Studs — Nom 2 by 4 in., spaced 16 or 24. OC. Effectively cross braced.

2. Resilient Channel — 25 MSG galv steel. Resilient channels spaced vertically 24 in. OC, flange portion screw attached to one side of studs with 1-1/4 in. long diamond shaped point, double lead Phillips head steel screws.

2A. Steel Framing Members (Optional, Not Shown)\* — As an alternate to Item 2, furring channels and resilient sound isolation clip as described below:

a. Furring Channels — Formed of No. 25 MSG galv steel. 2-3/8 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel.

b. Steel Framing Members\* — Resilient sound isolation clip used to attach furring channels (Item a) to studs (Item 1). Clips spaced 48 in. OC. and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. Furring channels are friction fitted into clips.



**PAC INTERNATIONAL INC — Type RSIC-1.**

3. **Gypsum Board\*** — 5/8 in. thick, 4 ft wide. Screw attached one side to furring channels with 1 in. long, self-drilling, self-tapping steel screws spaced 12 in. OC, vertical joints located midway between studs and back blocked with furring channels, attached with 1 in. long, self-drilling, self-tapping screws, spaced 12 in. OC, along each edge. Wallboard attached other side to studs with 1-1/4 in. long diamond shaped point, double lead Phillips head steel screws spaced 12 in. OC, vertical joints located over studs.

**AMERICAN GYPSUM CO — Types AG-C.**

**CERTAINTED GYPSUM WV INC — Type FRPC, ProRoc Type C.**

**CERTAINTED GYPSUM CANADA INC — ProRoc Type C.**

**CANADIAN GYPSUM COMPANY — Types C, IP-X2, IPC-AR.**

**G-P GYPSUM CORP, SUB OF**

**GEORGIA-PACIFIC CORP — Type 'S.**

**LAFARGE NORTH AMERICA INC — Types LGFC-C, LGFC-C/A.**

**NATIONAL GYPSUM CO — Types FSK-C, FSW-C, FSW-G.**

**PABCO BUILDING PRODUCTS L L C, DBA**

**PABCO GYPSUM — Type C or PG-C.**

**TEMPLE-INLAND FOREST PRODUCTS CORP — Type TG-C.**

**UNITED STATES GYPSUM CO — Types C, IP-X2, IPC-AR.**

**USG MEXICO S A DE C V — Types C, IP-X2, IPC-AR.**

4. **Batts and Blankets\*** — 3 in. thick mineral wool batts, placed to fill interior of wall, attached to the 4-in. face of the studs with staples placed 24 in. OC.

**ROCK WOOL MANUFACTURING CO — Delta Board.**

**JOHNS MANVILLE INTERNATIONAL INC**

**ROXUL INC**

**THERMAFIBER INC — Type SAFB.**

4A. **Glass Fiber Insulation** — (As an alternate to Item 4) — 3 in. thick glass fiber batts bearing the UL Classification Marking as to Surface Burning and/or Fire Resistance, placed to fill the interior of the wall, attached to the 4 in. face of the studs with staples placed 24 in. OC. See **Batts and Blankets (BKNV or BZJZ) Categories** for names of Classified companies.

4B. **Fiber, Sprayed\*** — As an alternate to Batts and Blankets (Item 4) — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 3.0 lb/ft<sup>3</sup>. Alternate application method: The fiber is applied with U.S. Greenfiber LLC Type AD100 hot melt adhesive at a nominal ratio of one part adhesive to 6.6 parts fiber to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 2.5 lb/ft<sup>3</sup>.

**U S GREENFIBER L L C** — Cocoon2 Stabilized or Cocoon-FRM (Fire Rated Material)

**5. Joints and Screw heads** — Wallboard joints covered with paper tape and joint compound. Screw heads covered with joint compound. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard. Joints reinforced.

**6. Wall and Partition Facings and Accessories\*** — (Optional, Not shown) — Nominal 1/2 in. thick, 4 ft wide panels, for optional use as an additional layer on one or both sides of the assembly. Panels attached in accordance with manufacturer's recommendations. When the QR-510 panel is installed between the wood framing and the UL Classified gypsum board, the required UL Classified gypsum board layer(s) is/are to be installed as indicated as to fastener type and spacing, except that the required fastener length shall be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.

**QUIET SOLUTION INC** — Type QuietRock QR-510.

\*Bearing the UL Classification Mark

Last Updated on 2007-05-23

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