

Plan Requirements for Attached Garage Conversions

Provide construction drawings and ResCheck showing compliance with 2025 RESIDENTIAL and ENERGY CODES of NEW YORK STATE & VILLAGE OF MALVERNE ZONING REGULATIONS

Drawings shall include the following:

- Draw a complete floor plan to scale to include the entire existing both converted and unconverted (if applicable). Include walls, doors, openings in walls, windows, bathrooms and fixtures etc. Drawings must be good working drawings. Design professional signed and sealed drawings required. Full floor plans of the all floors are required.
- Floor plans need to include all room dimensions including ceiling height from finished floor and height to other projections such as girders and ducts.
- Show existing structure such as existing ceiling joists/roof rafters and direction, girder size and column locations.
- Denote required fire separations.
- Label each room by use i.e., Rec. Room, Bedroom, Study etc.
- Section drawing through former garage area indicating construction type and materials. Watertight construction and foundation wall/footing required for enclosing opening at garage door. Must clearly show the thermal envelope, type of insulation and R values of each component. Include glazing
- Existing slab on grade used as floor must have vapor barrier and be insulated per the energy code. May be required to be replaced if no raised floor.
- All sleeping rooms require a code compliant emergency escape opening, an egress window.
- Habitable space must contain natural light and ventilation compliance or mechanical ventilation and artificial illumination. Show all existing door sizes, windows sizes and type (Ex. casement, slider, double hung, awning, hopper etc.) Indicate any fixed lighting or mechanical vent.
- If a raised floor is installed in garage conversion note required under-floor ventilation and crawl space access.
- All bathrooms must have exhaust fan directly vented to outside or an operable window located in the bathroom.
- Indicate smoke detector locations.
- Indicate carbon monoxide detector locations.
- Indicate type of heating proposed to condition the new habitable space.
- Energy code compliance. i.e., ResCheck
- Plumbing riser if applicable.
- Converted garages to living space without an existing second floor above count in additional Floor Area Ratio. Submit zoning analysis form with application. No habitable space is allowable in a detached garage.
- The existing garage door must be removed and new code compliant exterior wall constructed in its place if a full conversion.
- Must have on-site parking for at least two vehicles remaining.

Note: *The items listed on this sheet are common deficiencies noted during garage conversion plan reviews and are not intended to list all code. For all code requirements see the New York State Residential Code and your design professional*

