

Inc. Village of Old Westbury

Volume Certification Information



For both new homes and alterations

Prior to the issuance of a building permit, a volume certification of the home **must** be done by our Village Engineer. Complete architectural and structural drawings, signed and sealed by a licensed architect, must be submitted for volume calculations prior to the issuance of a building permit. A volume certification letter will be prepared by our Village Engineer. The deposit fee for this certification is \$2,500.00 made payable to the Village of Old Westbury. This certification establishes the existing volume of the home, and if any alteration exceeds the allowable cubic feet volume permitted by our Village Code. The certification is needed before an applicant can appear before any Board.

BUILDING VOLUME CODE (Section 216-4)

Computed by combining the visible exterior dimensions of length, width and height from the mean grade of all dwellings and other buildings located on a lot, including roofed-over areas, whether enclosed or unenclosed, and all dormers, except that only 50% of the volume that is under the roof and above the bottom of the roof soffit shall be included, but in no case shall the fifty-percent reduction in volume apply to that portion of a structure between mean grade and 10 feet zero inches above grade. In addition, any unenclosed area under a roof overhang which extends no more than four feet beyond the face of an exterior wall shall not be included in computing building volume. Mean grade shall be determined at various sections of each building in the discretion of the Building Inspector, based upon exterior visibility.

Village of Old Westbury Check list for Volume Calculation Submission

SURVEY:

- Provide Boundary Survey by a Licensed Land Surveyor
- Indicate Lot Area and Net Lot Area were applicable in units of square feet.
- For proposed new construction, provide existing topographical contours on survey; include spot elevations just off foundation of structure being calculated at all corners and at all breaks in grade around the perimeter of the structure.
- Indicate on site plan any existing structures that are to be removed.

VOLUME CALCULATIONS:

- To be provided by the Architect or other designated representative – these calculations provide a means to discuss the structure being reviewed should questions arise.
- For ease of comparison, the volume should be broken down into categories, i.e., exposed basement, 1st/2nd floors, brick veneer, roof, overhangs.

ARCHITECTURAL PLANS – to include the following:

- Foundation plan
 - In addition to building footprint, showing partition walls for exposed basements, i.e.; garage below, walk out patio, etc.
- Floor Plans
 - To be shown: exterior finish to scale, i.e. brick veneer wood shingle, etc.
 - Overhead roof lines such as balconies, overhangs, etc.
 - Column or support locations to scale
 - Partition walls
 - Exterior walls to include window and door locations
 - Line of exterior walls below for 2nd floor application where applicable
 - North arrow for orientation purposes.
- Elevation views
 - Indicate: Grade, floor elevations, top of plate (s)
 - Reference the elevation views to floor plans
 - Show exterior finish used, to scale, i.e., tone, brick veneer, wood shingles
- Roof Plan
 - Indicate lines of exterior walls below; include support outlines at overhangs.
 - Show north arrow
- Section View
 - Provide above for all proposed construction areas
 - Indicate wall and floor dimensions
 - Show vertical dimensions for grade: grade to floor, floor to floor, floor to top of plate.

ARCHITECTURAL PLANS NOTES:

It is imperative that architectural plans submitted to the Village for volume certification be dimensionally correct, i.e. floor/roof plans and elevation views correspond with one another. Failure to comply with this condition will result in the return of said plans to the architect until this condition is met.

The return of plans to the architect for revisions will incur increased billing to the applicant in terms of further engineering services.

Submitted plans should include the following:

- The date the plan was initially created.
- All revision dates pertaining to volume review.
- Revision clouds indicating all changes.
- All revised plans are to be printed on vellum.
- The recommended scale for architectural plan submissions is $\frac{1}{4}'' = 1'-0''$, unless size limitations prevent this.
- Whenever possible, a digitized AutoCAD file should be included with the plan submission. The digitized file may be directly emailed to the engineer performing the volume review.
- Plans submitted to the Village for volume review must be signed and sealed by a Registered Architect.

Upon the architect's verbal acceptance of the engineer's certification letter will be issued to the Village. The Village, having received the certified letter, will contact the architect and request him/her to sign and seal the letter.