

Residential Construction Plan Submittal Requirements

Single Family Residential (New), Heated Addition (den or other habitable room) or Unheated Addition (garage, screened porch, etc.)

Plan Requirements:

- Plans must be in blue or black ink or plotted to allow for reproducing (pencil is not acceptable)
- Plans shall be drawn to an architectural scale (Example $\frac{1}{4}'' = 1$ foot) (2012 NCSBC Section 106.2.1)
- Paper size shall not exceed 30"x42". It is preferred that all submitted plan sheets be of the same size and measure 18"x24" or 24"x36". No construction plans smaller than 11"x17" (ledger) will be accepted.
- Name, address, and signature of the **person responsible for the design** shall be included on the cover sheet of the plan set (NCSBC 2012, Section 106.2.1)
- Plans must be prepared in accordance with the 2012 North Carolina Residential Code.
- Plot plan must be provided in accordance with the Plot Plan checklist. (see page 5)

Plan Contents:

- Foundation/Footing Plan and details
 - Dimensions, thickness, depth below grade, reinforcement
 - Crawl space foundation ventilation calculations, crawl access size and location
 - Foundation anchor bolts, size and location
- Floor Plan (each floor level). Identify each room's dimensions and use
- Identify proposed locations of smoke and carbon monoxide detectors
- Framing Plan
 - Include size, grade, species, span, spacing for floor and ceiling joists, roof rafters, headers and girders
 - Wall Section
 - Exterior finish material
 - House wrap
 - Exterior sheathing including soffit detail
 - Flashing for windows and/or doors
 - Insulation (if applicable)
 - Stud size
 - Interior finish
 - Roof framing plan with load points shown
- Stair detail, showing rise/run, handrails and guardrails (if applicable)
- Exterior elevations (four sides) including the finished elevation above grade
- Window and door schedule showing energy ratings; hazardous location glazing; emergency egress; fire ratings (if required)
- Engineered Truss Drawings for floor and/or roof assemblies with layout shall be available on site at the time of framing inspection. Truss drawings, data and layout provided by the manufacturer. All engineered products require sign and seal of design engineer (if applicable)
- Attic access size and location
- Roof ventilation calculations and roof covering materials
- Energy code compliance information. Outline adherence to prescriptive requirements on the plan or include 2 copies of the 2012 NCECC RESCheck (2012 NC Code Compliant Version)*
- Special Considerations for Zone 3 Airport Overlay District:***

All new residential construction shall be designed to achieve an outside to inside noise reduction level of at least 30 decibels (dB). This performance measure may be achieved by any suitable combination of building design, building materials and construction standards. Prior to issuance of a building permit, a qualified acoustical professional satisfactory to the Planning and Development Department shall certify that the design standards, construction methods and materials utilized will achieve at least a 30dB noise level reduction.