



Single Family, Duplex and Townhouses Minimum Building Plan Checklist

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The following is a list of some items required on residential plans for the North Carolina Residential Code 2002 Edition, based on the International Residential Code and all plans submitted after December 31, 2002 will be required to contain this information.

It is important to note that any code compliance oversight, whether by the plan designer or plans examiner, does not legitimize the oversight. If or when noncompliance becomes evident corrections must be made.

A minimum of two (2) complete sets of building plans showing:

Designers must reference that plans are designed to meet the requirements of the N C Residential Code 2002 Edition.

Approved Review (stamped) By Dare County Environmental Health Department.

Elevation Views: *Front, rear and sides*

Cross-sections and Wall Section: *Details*

Wall Coverings: *Exterior and interior*

Chimneys and/or Fireplaces: *Details (vented or non-vented).*

Overall Building Height: _____ *feet*

Mean Roof Height: _____ *feet*

Top Plate Height: _____ *feet*

Total Heated Living Area: _____ *square feet.*

Total Non-Heated Area: _____ *square feet (such as) garage, storage, open and/or covered decks, gazebo's etc.*

Exterior Doors, Windows and Garage Doors: *Schedule of egress sizes and DP rating shown and the locations of any required tempered glazing.*

Slab, Footing and Piers: *Show width and depth including all dimensions and spacing requirements, rebar, anchor bolts, etc.*

Pile Foundations: *Show the pile sizes, depths and the proposed height of foundation piles above grade.*

Specific Foundation Wall Detailing: *Type of material, width, height and include all cripple wall details. Show or note FEMA vent size and location if required and any required pile bracing detail.*

Foundation Drainage: *Damp proofing or waterproofing per 405 and 406 (as required).*

Foundation Vents: *Calculations and location (as required).*

Foundation Access Door: *Size and location (as required).*

Floor System: *Girder sizes and location, floor joist direction, size, species, spacing and cantilever details. (Engineering floor system must include point loads and specifications from the wood products engineer. All design changes must be submitted and approved through the plan review process prior to construction).*

Exterior Balconies: *Must be designed for 60-pound PSF live load (Table R301.4).*

Floor Plan: *Location and size of walls, windows, doors, stairs, beams, headers, includes support and attachments. Identify all rooms.*

Attic access: *Size and location.*

Roof / Ceiling: *Ceiling joist and rafter direction, size, species and spacing. Show ridge size supports and all details for vaults, cathedral, and valley supports. Also show type of roof covering and roof vent calculations.*

Truss: *Layouts with supports and load points are required when manufactured roof trusses are to be used.*

NOTE: *All energy details must be submitted on plans*

All Load Points Must Show Path of Travel to Earth

Show method of continuous tie (roof to foundation)

Engineering details and notations as required. Engineer Seal must be North Carolina registered.