



## Iredell County Development Services

PO BOX 788 - STATESVILLE, NC 28687

349 N CENTER ST / BUILDING STANDARDS CENTER

Central Permitting: 704-878-3113

Commercial Plans: 704-928-2021

Fax: 704-878-3171

www.co.iredell.nc.us

Fax: 704-878-3122

### Document requirements for plan review submittal

Three complete sets of sealed, signed drawings must be submitted. Two of those sets are to be submitted to Plan Review Office along with the project's zoning approval. Person submitting plans must be prepared to pay Plan Review Fee. Third set must be taken to the Fire Marshall who has jurisdiction over the project. **Plans submitted must be drawn to scale and include all drawings necessary for a thorough code review. Plans shall include a completed "Building Code Summary" (appendix "B") on the first or second sheet and must contain the following drawings:**

**Civil/Site Plans:** Include all parking showing handicap spaces and aisles, accessible routes and accessible elements such as curb cuts, ramps, cross walks, and side walks. Also require dimensioned location of buildings in relation to all property lines, transportation corridors, rights of ways, and other buildings. Site utilities including all associated fixtures and equipment must be shown as well as an erosion control plan showing the amount of acreage to be disturbed.

**Architectural Plans:** Include all necessary floor plans, elevations, sections, details and notes. Also require all rated wall, floor, ceiling and roof details along with UL approved designs and numbers. Include door, window and wall finish schedules. Show all built in casework, counters and fixtures with details and elevations showing accessibility. **Include structural drawings showing foundation plans, framing and details along with metal building drawings.** Provide rack and equipment layouts as well as seating and furniture layouts as necessary for exit studies.

**Plumbing Plans:** Include all supply and waste piping with sizes and show all fixtures. Require piping riser diagrams, plumbing fixture schedule, water heater details, pipe insulation values, gas piping layouts with sizes, plumbing installation details and plumbing notes.

**Mechanical Plans:** Include all HVAC equipment and associated piping and duct systems with sizes. Require equipment schedules, outside air quantities, duct insulation values, smoke detectors, condensate drains, installation details and mechanical notes.

**Electrical Plans:** Include all electrical equipment and fixtures for power distribution and lighting. Require an electrical riser diagram showing conduit and conductor sizes, panel schedules with breaker and conductor sizes and loads, service grounding detail, light fixture schedule, electrical equipment schedule, complete fire alarm plans with components and details, electrical installation details and electrical notes.

**Sprinkler Plans:** Include sprinkler layout and calculations if the building is to be sprinkled. Also required are site supply piping and equipment along with sprinkler details and sprinkler notes.

The above list is not meant to be all-inclusive and may vary for different projects. In addition to the plans and specifications, all required approval letters must be submitted. These may include but are not limited to Zoning, Iredell County Health Department, Fire Marshall, Department of Insurance, NCDENR Erosion Control and Department of Facilities Services.

The Iredell County Department of Inspections – Plans Review Section, per the North Carolina State Building Code Vol. I-A section 302, requires three (3) copies of drawings and specifications for all commercial projects. Please submit one (1) set of these plans to the appropriate Fire Marshall's Office. **These must be scale drawings with sufficient clarity and detail to indicate the nature and character of the proposed work, including site, architectural, plumbing, mechanical, electrical and sprinkler plans.** Please note additional data may be required, per section 302.2 of Vol. I-A of the North Carolina State Building Code. **Also, a design professional's seal and signature are generally required, for all drawings, for all commercial projects.** This requirement is subject to the exceptions listed in Section 302.4 subparagraphs 1 – 7 of Vol. I-A of the North Carolina State Building Code. The plans should be delivered to a code clerk at the permit window. Additionally, the Plans Review Section requests, when possible, a copy of the drawing on computer disks (3.5" or CD-ROM) for review and an as built drawing for archival purposes. Please note that this office understand the need for fast track building projects, however, the department's storage space is very limited, therefore, the department asks that a full set of plans be submitted (when they become available) so that we can eliminate the storage of multiple sets of incomplete plans. Plans will be disposed of six (6) months after receipt if permits have not been obtained.

Also, note that failure to secure proper approvals and to follow these guidelines will result in delays in the review process and in the processing of permit applications.