Minimum Requirements for Residential Building Plans & Plan Review Checklist

***Every project submitted for Plan Review must include a properly completed building permit application**

RESIDENTIAL PLAN REVIEW PROJECT SCOPE*
All new One & Two Family dwellings and townhouses along with relocated residences and accessory dwelling units
Construction of an addition to an existing residence
Changes to a dwelling that significantly change structural loads
Detached accessory structures
Projects of unconventional building methods/materials outside the prescriptive NC Residential Code
*RTAP's (also known as Revisions to Approved Plans) will be allowed in the field if changes do not affect square footage, egress, structural design or have significant changes in permit data information.

GENERAL PLAN REQUIREMENTS*
Indicate Square Footage: Total under roof, Heated, Unheated, and Decks
Name of Engineer, or Architect with address and phone number (If required)
General site plan indicating lot lines and any special conditions (Fire separation distance, flood plain, known easements, Note: sealed site plan required for areas located in a flood hazard area per R322.2)
Plans must be legible and in English
"Limited building review is for expediting the permit process. The permit holder is responsible for meeting all technical requirements of the NCRBC"

FLOOR PLAN	CODE SECTION(S)
Size, dimensions and name of rooms & hallways (to determine room usage & egress/rescue req.)	R304, R310, R311
Size and location of windows (Egress, Emergency Rescue)	R310 & R311
Size, Location, and Swing of interior and exterior doors (Egress & Emergency escape & Rescue, interior door swing only needed at stairways)	310 & R311
Stair Requirements/layout (width, landings etc...)	R311.7
Garage separation & opening protection (Duplex and Townhouse)	R302.5 & R302.6
Attached decks and screened in porches (show minimum location and size)	Appendix M
Any Engineering documentation required for non-conforming element, must indicate compliance with current version of the NCRBC (can show on appropriate structural sheets)	R301
Layout of Rooms Adjacent to Additions (Room Name, Size/Location of Doors/Windows for egress/light and ventilation requirements)	R303, R310, R311, R303.2
Rated wall/floor assembly details (Min. UL # and detail required at plan review.	R302.1, R302.2, R302.3
ELEVATIONS/WALL-FLOOR SECTIONS	
Story height/Building height (grade or grade plane to mean roof height with wall/floor section details)	R301.3
Roof Pitch/Covering Type/Sheathing	Chapter 9
Projections within fire separation distance, Including townhouse eave projections	R302.2.6
Soffit/eave fire protection (when required)	R302.1.1, R302.2.5
Exterior wall coverings including weather barriers/ requirements	R703
Chimney Termination point dimension from roof (Masonry)	R1003
Floor, Wall & Ceiling insulation type and R-values	N1102
Indicate alternate energy compliance method if used	N1101.13

FOOTER/FOUNDATION/SLAB PLAN		
Wall footing size & reinforcement	R403, R4503	
Foundation wall size, type & projected unbalanced fill limitation when applicable	R404, R4504	
Dimensioned Location of Piers/ Point loads (engineered design required where floor system is engineered trusses per Table R1403.1(2) Footnote b)	R403, R4503	
Concrete slab footings/slab layout (including interior bearing walls locations)	R403, R506	
Masonry Fireplace Footings- size/projections/thickness	R1001.2	
Anchor bolts (Note for type anchor/spacing/ and requirements for foundation walls-crawlspace or basements)	R403.1, R4504.2	
Crawl space access (location and size)	R408.8, R409.1.2	
Crawl space ventilation or closed crawl method (Mechanical ventilation method or vent location)	R408, R409	
FLOOR FRAMING PLAN		
Girder Size # of Plies/Span/location on layout	R502.5 & R602.7	
Floor Joist Size/Spacing o.c./Span/ shown on floor layout including cantilevers	R502.3.3	
Floor Truss/I-Joist layout (Can be a separate layout or shown on floor plans w/notes)	R502.11, R202.8.2	
WALL FRAMING PLAN		
Stud Size/Spacing o.c. (Stud height indicated on elevations)	R602.35, R4502.4, R4504.2.1	
Exterior and interior bearing wall header span, size, # plies, # king and jack studs 6' or greater	Section 602	
Wall bracing where full height sheathed less than 25% Engineered design Required	R4506.2	
Wall sheathing thickness	Table R602.3(1)	
ROOF FRAMING PLAN		
Roof framing layout (Sawn lumber, I-joists or roof trusses-specific truss detail sheets field handled)	R802.3, R802.10	
Rafter Size/Spacing o.c. & cantilevers	R802.5, R802.7.1.1	
Roof tie down method and continuous load path (High wind zone including post uplift req.)	R4508	
Ceiling Joist Size/Span/Spacing o.c.	R802.4	
Attic Access (locations and size)	R807	
Hip, valley rafters & Ridge boards (including downbracing requirements)	R802.3	
Collar ties & rafter ties	R802.3.1	
Roof sheathing type and thickness (including FRT-fire retardant treated material where req.)	R803, R302, R802.1.5	
Roof ventilation or unvented (Type of vent(s) and location)	R806	

This is a minimum plan review checklist, additional information may be added by the applicant or requested in the field to determine compliance (e.g. I-joists hole cutting chart/booklet). Permit holders remain responsible for meeting all codes requirements regardless if a review item or not. This minimum review checklist is intended to help prevent any major non-compliance issues from being built in the field which typically results in significant cost and delays on a project.