



GUILFORD COUNTY PLANNING AND DEVELOPMENT

One and Two Family Residential Plans Requirements

Effective January 1, 2003, the County will review residential building plans according to International Residential Code 2002, One and Two Family Residential Code. Review and approval of plans will be necessary prior to the issuance of any building permit.

Two sets of building plans must be submitted to the Inspections Division. The plans must meet the following minimum requirements:

1. A plot plan, drawn to scale showing the location of the building in reference to the property line with all minimum set back requirements met and annotated according to the Guilford County Development Ordinance. (See Planning Bulletin # P10: "Residential Plot Plan Requirements").
2. The name, address and phone number of the party responsible for the design. The name, address and phone number of the contact person.
3. The plans, drawn to scale, on standard paper, minimum size: 11 x 17 for new construction; 8½ x 11 for habitable additions, deck and etc.
4. Footing / Foundation plans for crawl space building; or footing / basement plans for a basement house. Footing cross sections for walls and piers to show height, width and depth. Masonry walls and piers cross sections to be of sufficient detail to show type of construction, thickness, height and type of cap.
5. A floor plan and structural floor framing plan for each floor. All framing members to be identified to indicate species, grade, size and spacing (SP #2; 2 x 10 @ 16" O.C.). All girders and headers to be similarly identified but with the addition of number of components. Manufactured girders should also be identified.
6. All the exterior elevation views.
7. Structural roof and ceiling framing plans. All framing members to be identified to indicate species, grade, size and spacing. Truss type and manufacturer should also be specified.
8. Engineering for all other design components that are not listed in the code shall be furnished; for example: cantilever floor or balconies; point load imposing on knee wall and non-standard loading for which there are no manufacturer's span table. As-built design details will be field verified and repair details furnished accordingly to the Building Inspectors. All engineered documents are to be stamped and sealed.
9. Two cross-sectional views of applicable loads at both longitudinal and latitudinal directions showing the transfer of loads from roof to foundation / footing. Sections to show type of construction and bracing method to be used.
10. The designer may choose to submit an "Energy Compliance Worksheet" for Guilford County. Forms are available from the Planning and Development Department.

Plans must be submitted on your initial visit to this office to expedite the permit process.

An approved set of plans along with all attachments will be returned with the building permit. Plans are to be available in the permit / plan box on the day the inspection is scheduled. Inspectors may approve field changes on the job site. Inspectors may also find and require additional code items not reflected on the plans.

For minor construction and / or repair work, please contact the Plans Examiner - Jim Lankford at (336) 641-3321 for a determination as to whether plans will be needed.