

COLLETON COUNTY



PLANNING & DEVELOPMENT

To apply for a Building Permit for a New Residence: and/or Additions, Homeowner or Contractor must submit the following plans submittal:

(Please check off and reference the page, of the plans, where each item listed will be located.)

1. Two (2) Sets detailed, listed below is not limited, but major areas to be covered

❖ **GENERAL REQUIREMENTS:**

- All plans must be site specific
- No reverse plans
- Wind Load (If site exceeds 110 MPH must be Engineered)
- Seismic Zone

❖ **SPECIFY ON PLANS:**

- Address of Building
- Owner's name and phone number
- Designer's name, phone number and address
- Floor area: per sq ft heated and unheated
- Proposed type of construction

❖ **SITE PLAN:**

- Lot Dimensions
- Building Dimensions
- Corner markers

❖ **Footing & Foundation Walls:**

- Footing Dimensions
- Straps and Spacing
- Anchor bolts and spacing if applicable
- Horizontal Reinforcement size and spacing
- Vertical reinforcement size and spacing
- Bond Beam with horizontal reinforcement size
- Spacing of vents for crawl space
- Piers, columns, and wood piles **must be Engineered design**
- Garage post extend below grade

❖ **ALL FRAMING:**

- Lumber species
- Lumber grade
- Lumber size
- Lumber spacing
- **Size** of all headers

❖ Elevations:

- Must show all four sides, windows, doors, exterior wall covering, shear walls, safety glazing, height dimensions, and **chimney combustible clearance**, under floor, access and vents, veneer, roof slope, **and Girder connection to foundation walls.**

❖ Slab Floor:

- Anchor bolts size, length and spacing
- Anchor bolts depth of embedment
- Type of hold down anchors at all openings

❖ Structural Details:

- Good, **clear enlarged details** are required at all connections: post/beam, beam/wall, footings/post, ledger/wall, etc.
- Bathroom details- masonry reinforcing, masonry columns, wire ties, diaphragm, shear nailing.
- Stairs, guardrails, handrails and footing sections- a typical wall section must be shown from footing to roof which accurately describes the materials of construction typically found in the building

❖ Plumbing:

- Drain, waste and vent, schematic, DWV plan.
- Water plan – line, sizes, water heater location and type
- Gas lines and sizes

❖ Electrical:

- Floor plan
- Load calculations
- Meter base location
- Service panel location
- Smoke detector
- Arc – fault circuits
- HVAC outlet

❖ Insulation R-Value in heated area

- Walls
- Floor
- Ceiling
- Vaulted ceiling

- ❖ Fire Stop
 - Around chimneys and fireplaces
 - At stairways
 - Cove ceilings
 - Tub
 - Drop ceiling
 - Furred soffit

- ❖ Safety Glass
 - Doors
 - Walkway
 - Tub and Shower
 - Stairs

In addition to the two (2) sets of detailed plans, you will also need to provide the following documents:

2. A copy of the septic tank permit, **(a copy of the FINAL APPROVED septic tank permit and Termite Certificate is required prior to Permanent Service.)*

3. A copy of the recorded plat of the property. **You must submit a deed and a copy of the Tam Map if your name is not on the plat.**

4. The TMS # (Tax Map Number) of property.

5. Site Plan: **(Must be drawn to scale)** Site Plan means a diagram that shows the size and location of new construction and existing structure/s on the site and distance from lot lines.

6. The 911 Address. **This must be posted BEFORE the work begins (4” reflective numbers).**

7. “PLOT PLAN.” If property is in a Flood Zone an Elevation Certificate must be completed by a licensed Surveyor / or if there is a Floodplain on the property it must be delineated to scale. Plot Plan” means a survey-like diagram of a property showing current or planned improvements. Must establish the lot lines building lines lot corners, lay - out of the proposed or existing structures, flood contour delineation, north indicator and setbacks.

8. SCE&G Account number or Coastal Electric Membership Number.