



Iredell County Building Standards Division

PLANS REVIEW SECTION

349 North Center Street P.O. Box 788 Statesville, NC 28687
Plan Review 704-928-2021 (ext. 2021) Fax 704-878-3122

Requirements for Plan Review Submittal

1. Provide documentation of **Zoning Approval** from project jurisdiction (Statesville, Mooresville, Troutman or Iredell County).
2. Complete the **Plan Review application** & checklist form.
3. Submit **2 complete sets** of Construction Documents to IC Plans Review for projects over 3,000 sq. ft. or \$200,000. Submit 1 complete set of construction documents for projects under 3,000 sq. ft. Documents should be submitted at the 3rd floor Building Standards Center receiving desk.
4. Person submitting plans must be prepared to pay **Plan Review fee**. Note: there are separate fees for plan review and project permits.
5. Plans submitted must be drawn to scale, be sealed by a licensed design professional (when required per NC general statute), and **include all necessary drawings for a thorough code survey and analysis**.
6. Plans shall include a complete **Appendix B** Building Code Summary.
7. *The applicant* must also submit plans to the **Fire Marshall** (with jurisdiction) for review and approval.
8. *The applicant* may also be required to contact other **Authorities Having Jurisdiction** for their approval prior to permit issuance by Building Standards; e.g. backflow, pretreatment, environmental health, erosion control, etc.

Civil/Site Plans:

- Provide **dimensioned location of structure** in relation to all property lines, rights of ways, public way and adjacent buildings/structures.
- **Provide Site utilities** lay-out; associated fixtures and equipment; include appropriate municipal installation details.
- Show in plan the amount of acreage to be disturbed. Provide **Erosion Control Plan** and details when required.
- Parking indicating **handicap parking spaces**, details (wheel stops, signage, etc.) & access aisles.
- Complete **accessible route** & accessible site elements such as curb cuts, ramps, cross walks, and sidewalks.

Architectural Plans:

- Provide complete **Life-Safety Plan**, include relevant items from the list of Appendix B Life Safety Plan Requirements
- Include all necessary **floor plans**, elevations, sections, details and notes
- Include any/all **fire resistance rated wall, floor-ceiling, and/or roof details** with specific UL listed designs for each.
- Provide Door, Window, Wall Type and Wall Finish **Schedules**.
- Provide a **reflected ceiling plan** indicating lighting, louvers, diffusers and bulkheads
- Indicate built-in casework, counters and fixtures with details and elevations demonstrating **accessibility compliance**.
- Provide shelving, racking & equipment locations, as well as seating and furniture layouts for **egress evaluation**.
- Provide **structural drawings** of footings, foundation, framing, building sections, details, notes & specifications.
- Provide *for construction* pre-engineered metal building drawings (when applicable to the project).

Plumbing Plans:

- Provide plans to include all **supply & waste piping** with pipe sizes; include piping riser diagrams
- Provide a **plumbing fixture schedule**; indicate all fixtures in plan.
- Provide water heater details, pipe insulation values, **plumbing installation details with plumbing notes**.
- Provide **gas piping layout** with pipe sizes, installation details, and notes (when applicable to the project).

Mechanical Plans:

- Include all **HVAC Equipment** with schematic piping/ duct systems; provide specification, sizes & notes.
- Provide mechanical equipment schedules, required outside air quantities, duct insulation values, smoke detector specification, condensate drains, **mechanical installation details and mechanical notes**.

Electrical Plans:

- Indicate all **electrical equipment and fixtures** for power distribution and lighting.
- Provide **service grounding detail**, electrical riser diagram showing conduit and conductor sizes
- Provide **panel schedules** with breaker, conductor sizes and loads,
- Provide **lighting fixture schedule**, electrical equipment schedule, electrical installation details, and electrical notes.
- Provide **Fire Alarm Plans** with components and details. *The applicant* must submit Fire Alarm Plans to the fire marshal (with jurisdiction) for review and approval.

Sprinkler Plans:

- Provide site supply piping and equipment associated with anticipated sprinkler system in plan
- Indicate (*include on Life Safety Plan*) location of sprinkler riser, standpipe, FDC, sprinkler details and sprinkler notes in plan
- *The applicant* must also submit **Sprinkler Plans** to the fire marshal (with jurisdiction) for review and approval.

The above list is not to be considered all-inclusive; requirements vary from project to project. In addition to plans and specifications, AHJ approval letters required for permit issuance must be submitted for file. These approvals may include but are not limited to Zoning, Iredell County Health Department, Fire Marshall, Department of Insurance, NCDENR Erosion Control, and Department of Health Service Regulation.

Failure to secure all necessary approvals and follow submittal guidelines will inevitably result in delays in the review process and forestall the processing of permit applications. Prompt replies to commentary items along with comprehensive re-submission of construction documents can significantly improve overall permit turn-around by Building Standards.

North Carolina State Administrative Policies [204.3.4](#)

The Iredell County Department of Inspections – Plans Review Section, requires for review (2) complete sets of construction documents & specifications for all commercial projects. Please also submit one (1) additional plan set to the appropriate Fire Marshall's Office. Plans must be to scale, providing sufficient clarity and detail to indicate the nature and character of the proposed work, including Site, Architectural, Plumbing, Mechanical, Electrical and Sprinkler Plans.

NC General Statute 83A-13

A design professional's seal and signature are generally required, on plans for all commercial construction projects (NC General Statute 83A-13(c) 1-6. This requirement is subject to the exceptions listed in NC General Statute 83A-13(c1)

The plans should be delivered to the administrative assistant at the **Plan Review Service Counter, third floor of the Building Standards Center, 349 North Center Street, Statesville**. Iredell County Plans Review requests, when possible, (PDF, TIFF, JPEG) copies of the site plan, Appendix B and Life Safety Plan for field reference, file, and project archive.

This office appreciates the need for fast track building projects, however, the department's storage space is very limited, therefore, the department asks that only complete sets of plans be submitted in order to eliminate redundancy, managing and tracking incomplete or multiple plan sets for a single project.

Plans will be disposed of six (6) months after receipt if permits have not been obtained.