

# MACON COUNTY CODE ENFORCEMENT

## BUILDING PLAN REQUIREMENTS;

Plans are required before any building permit can be issued.

The plans should contain enough detail for Plan Review to determine all elements of the construction will meet current codes.

It is unlawful for an inspection department to issue a permit for a structure that will not meet current codes. It is also less expensive for you to show on paper what you are proposing, rather than have to change something after it has been built in order to meet codes.

The plans, drawn to scale, at a minimum must include:

1. floor plan
2. at least one elevation
3. one cross sectional view

These minimum plans must show:

1. footing and pier size and locations, with appropriate reinforcement if required
2. foundation wall detail, thickness, reinforcement, anchor bolts, height, unbalanced backfill height, foundation waterproofing or damp-proofing, foundation drains, and vent openings if on a crawl space
4. floor system and sheathing, size and centers, girders, concrete slabs if any are to be included,(slab, base and vapor retarder thickness)
5. wall construction details
6. roof and ceiling system and roof sheathing and covering
7. insulation r-values
8. heat source location and size (in btu's or tons)
9. electric panel size and location
10. window and door sizes and locations
11. deck and porch details, (joists girders, decking, rails, bolting, flashing post attachment, etc.)
12. wall covering, interior and exterior
13. concrete slab details, if a slab is present

These plans, if for a single family residence, generally do not require that an engineer or architect draw them, nor must they be drawn by a draftsman. Regardless of who draws the plans, they will be required to be drawn to scale, with sufficient clarity and detail to ensure code compliance.

Properly drawn plans will help the permit process to be completed quicker so you can proceed with your project.

Once these plans have been approved they will be returned to you with the building permit. These approved and stamped plans must remain on the job for use by the inspectors until the project has received a certificate of occupancy from this office.

**\*\*\*\* ALL PLANS FOR ANY LOG OR HEAVY TIMBER STRUCTURES ARE REQUIRED TO BEAR THE SEAL OF A NORTH CAROLINA DESIGN PROFESSIONAL. \*\*\*\***