



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Residential Plan Review
Submittal**

In the interest of providing customers with residential plan review, while at the same time promoting code compliance in residential construction, the Plan Review section of the Planning & Development Department would like to provide a seamless delivery of the residential review process for customers who wish to develop in Guilford County.

The Guilford County Plan Review Section will review residential building plans based on NC State Residential Building Codes for all new residential dwellings, up-fits, and additions to existing dwellings that are located within un-incorporated Guilford County. Two sets of plans should be submitted to the Permitting Section at the time of permit application to expedite the permitting process.

Common requirements for plan review.

1. All plans, drawn to scale or dimensioned, on standard paper, minimum size: 11 x 17 for new construction; 8½ x 11 for habitable additions, covered decks and screened porches.
2. The name, address and phone number of the party responsible for the design.
3. Footing and foundation plan, including size of the footings (depth and width).
4. Floor Framing information such as the following: floor girder sizes, floor joist sizes, spacing, lumber species and direction of structure.
5. Floor plan showing the size of the rooms, name of rooms, all window, door locations and sizes.
6. Spaces such as bonus rooms and basements must be labeled as unheated/ unfinished or heated/finished.
7. Wall section showing wall details from footing to the roof.
8. Elevations showing all sides of the structure (side view).
9. Roof plans showing slope of roof, rafter size, spacing, lumber grade, lumber species.
10. Roof plans showing pitch, ceiling joist(s) or labeled as a cathedral ceiling, rafter sizes and layout. Provide wood species and span spacing for ceiling joist and rafters.
11. Roof trusses layouts and floor systems that are engineered must match the plot plan orientation.
12. Any structural component to be designed by an engineer, trusses, floor joist, beams, girders, footings, etc. should be submitted at the time for plan review submittal.
13. Residential energy code requirements: new dwellings that do not meet the prescriptive method. A Res-Check energy calculation will be required. The model code for Res-Check is the NC 2012 Residential code (2009 IECC pull down). New dwellings that are on a slab will require R-10 rigid perimeter insulation.

This document is intended for public information purposes only. It summarizes and omits some provisions. It is not to be construed or used as an official interpretation of the Guilford County Development Ordinance in any legal proceeding.