

RESIDENTIAL PLAN REVIEW REQUIREMENTS

CITY OF GOLDSBORO INSPECTIONS DEPARTMENT
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The following is a list of the items required on residential plan's for the North Carolina Residential Code 2012 Edition, based on the International Residential Code. *Any notated below must be shown on plans.

Note: Need to submit plans as built on site, we do NOT accept reversed plans.

1. Designer must reference that plans are designed to meet the requirements of the North Carolina Residential Code 2012 Edition & 110 mph wind zone.



2. House elevations- Front, Rear, & Side *Exterior wall coverings (i.e. Brick, Vinyl, Stucco, Hard board, Stone, Lap siding)

3. Slab, footing, & pier- Show width & depth including all dimensions & spacing requirements.

4. Specific foundation wall detailing- Type of materials width & height.

*Basements- Max wall height, max backfill, & type of backfill,

Pre-engineered wall system with soil bearing certification.

*Crawl Space separated from porches per NC Residential Code Section R408

5. Foundation vent calculations. *36 from each corner. *100% Ground Vapor Retarder per R408.2 or Closed Crawl Spaces per R409.

6. Anchor bolts for foundation must be noted. *12" from each corner and every 4' per R403.1.6.

7. Floor System- Girder sizes & locations, floor joist direction, size, species, spacing, cantilever details, & cripple wall details. (Engineered Floor System must include point loads, and specifications from the wood products engineers. All design must be submitted & approved through the plan review process prior to construction.)

8. Exterior balconies must be designed for 60 lbs. live load *See R502.3.3 – Chapter 5 tables and Cantilevers Designs

9. All decks details must be shown on plans. (See Appendix M)

10. Floor Plan- Location & size of walls, windows, doors, stairs, headers, includes support (Stud Columns with number of jack studs and I joist or TGI joist with manufactures details) & attachments.

11. Roof Ceiling - ceiling joist & rafters direction, size, species, & spacing. Show ridge size support & all details of vaults, cathedral, valley supports & roof vent calculations. *All cathedrals & vaults, ridge must be sized by Professional Engineer.

12. Truss layouts must illustrate bearing walls & load points greater than 3,000lbs with appropriate stud columns through the structure. *Scaled by Professional Engineer

13. Show cross-sections of interior & exterior walls *Specify balloon framing or platform framing and braced wall panel detail per R602.10.1, R602.10.3, 602.10.5, 602.10.6

14. Chimneys or fireplaces with details (vented or non-vented)

15. All energy details must be submitted on plans!

a. Energy Compliance: (Per NCEC)

i. Window U-factor & design pressure

ii. Insulation R-Values (Type, Thickness)

b. Load calculations for HVAC Systems

16. Need to identify all rooms. (With specific name of each room use)

17. Note: All Load Points Must Show Path of Travel to Earth Through All Floor Plans Stud Columns with Number of bearing studs or other approved support structure(s)



18. If plans are designed by an engineer or architect, his/her seal must be current and must be dated on or after March 1, 2012