

Richland County Building Code and Inspection Department Residential Plan Review Submittal Form

Address of Building Site: _____

Name of Applicant: _____ Phone Number: (____) _____

Mailing Address of Applicant: Street: _____

City: _____ St.: _____ Zip: _____

I am an owner/builder _____ OR

I am a licensed and bonded residential builder or general contractor with the State of South Carolina. I am bonded with the Richland County Building Codes and Inspection Department. I have a 2010 Richland County Business License.

Yes _____

No _____

If you are a specialty contractor please list your license(s): _____

Description of work to be done: _____

Please Read the Following Before Signing

SC Code Section 40-59-260 "State law requires residential construction to be done by licensed residential builders and specialty contractors. You have applied for a permit under an exemption to that law. The exemption allows you, as the owner of your property, to act as your own builder, to improve the property, structures, appurtenances or accessory structures on the property even though you do not have a license. You must supervise the construction yourself. You may build or improve a one-family or two-family residence. The building must be for your own use and occupancy. It may not be built for sale or rent. If you sell or rent a building you have built yourself within two years after the construction is complete, the law will presume that you built it for sale or rent, which is a violation of this exemption. You may not hire an unlicensed person as your residential builder or specialty contractor. It is your responsibility to make sure that people employed by you have licenses required by state law and by county or municipal licensing ordinances. Your construction must comply with all applicable laws, ordinances, building codes, and zoning regulations."

If a residential building or structure has been constructed by an owner under the exemption provided for in this section, the owner of the residential building or structure must promptly file as a matter of public record a notice with the register of deeds, indexed under the owner's name in the grantor's index, stating that the residential building or structure was constructed by the owner as an unlicensed builder. Failure to do so revokes the statutory exemption.

Residential construction plans will not be accepted for review by Richland County if they are illegal, or illegally copied. Many plans carry a red stamp that states if this stamp is not red, it is illegally copied. Plans stamped with warnings that the plans are not for construction use or similar language will not be accepted for review.

Two sets of plans are required that include the following information:

- Plat of property including proposed location of current building(s) and proposed construction.
- Detailed footing and foundation information.
- Detailed cross section or full framing details including floor joist, rafters, roof pitch, ceiling joist, floor joist with all spans, spacing between framing members and method of wall bracing per IRC 602.10
- Floor Plan
- Elevations – Views from all sides.
- All electrical information including receptacle locations, GFCI locations, smoke detector locations and panel box location.
- Insulation information
- Door and window sizes.
- Residential Energy Check

I understand that failure to provide two complete sets of plans with the required items indicated above may result in the delay of my plan review, a disapproval of the plans, a re-submittal fee and/or a stop work order on the construction. Applicant shall obtain a Land Use Permit from the Richland County Zoning Department prior to plan review and the issuance of a building permit.

I also understand that if I am an owner builder working on my own home or property that a statement of disclosure and understanding provided by Richland County at the time of issuance of the building permit shall be signed by, and filed by me with the Richland County Register of Deeds.

Signature: _____

Date: _____

Print Name: _____

OFFICE USE ONLY This property has been submitted for flood review. Yes ____ No ____ (Not an Approval from Flood Plain Manager)

Received by: _____