

Residential Building Plan Review Requirements

1. 911 Address
2. Tax Map Number
3. Recorded Plat of Property
4. One electronic copy of plans.
 - a. This includes foundation plan, floor plans, elevations, sections/details, and an electrical plan.
5. South Carolina Residential Builder or a General Contractor's License to apply for permit along with name, address, and telephone number of the company, & contractors email address.
6. Subcontractor's list with their applicable SC contractor's license number along with name, address, and telephone number of companies, & contractors email address.
7. Completed Lee County Building Permit Application.
8. Residential Energy Code Compliance Check verifying the insulation values are correct for residential applications.
 - a. <https://www.energycodes.gov/rescheck>
9. Site Plan – showing easements, lot dimensions, setbacks, proposed house location and flood zone (if applicable).
10. Project specific Manual J & D HVAC design (project address and square footage must be included).
11. Please provide manufacturer documentation if not using ½ anchor bolts for foundation connection. i.e., if using metal straps, please show schedule for O.C. spacing per manufacturer. (This ranges from 2'-9" and up) (See Simpson strong tie website for example).
12. Please state how wing wall of garage will be braced and see portal frame example from the IRC code Figure 602.10.6.3.
13. Please state how separation from garage to living quarters will be maintained and see IRC Table R302.6 for code applications. *(If Applicable).
14. Any other additional information required by the Building Official.

You are not permitted to begin work until a permit has been issued. If a job is started before a permit is issued it will result in a fine double the total permit cost.

Please allow up to five days for residential plan review / permit issuance.