

Detached Storage Building or Garage

Plan Requirements:

Plans must be in blue or black ink or plotted to allow for reproducing (pencil is not acceptable)

- Plans shall be drawn to an architectural scale (Example ¼" = 1 foot) (2012 NCSBC Section 106.2.1)
- Paper size shall not exceed 30"x42". It is preferred that all submitted plan sheets be of the same size and measure 18"x24" or 24"x36". No construction plans smaller than 11"x17" (ledger) will be accepted.
- Name, address, and signature of the **person responsible for the design** shall be included on the cover sheet of the plan set (NCSBC 2012, Section 106.2.1)
- Plans must be prepared in accordance with the 2012 North Carolina Residential Code.
- Plot plan must be provided in accordance with the Plot Plan checklist. (see page 5)

Plan Contents:

- Foundation/Footing Plan
 - Dimensions, thickness, depth below grade, reinforcement
 - Crawl space foundation ventilation calculations, crawl access size and location
 - Foundation anchor bolts, size and location
- Floor Plan (each floor level), identify rooms as to use with dimensions shown
- Framing Plan
 - Include size, grade, species, span, spacing for floor and ceiling joists, roof rafters, headers and girders
 - Wall Section
 - Exterior finish material
 - House wrap
 - Exterior sheathing including soffit detail
 - Flashing for windows and/or doors
 - Insulation
 - Stud size
 - Interior finish
 - Roof framing plan with load points shown
- Stair detail, showing rise/run, handrails and guardrails (if applicable)
- Exterior elevations (four sides) including the finished elevation above grade
- Window and door schedule showing energy ratings; hazardous location glazing; emergency egress; fire ratings (if required)
- Engineered Truss Drawings for floor and/or roof assemblies with layout shall be available on site at the time of framing inspection. Truss drawings, data and layout provided by the manufacturer. All engineered products require sign and seal of design engineer (if applicable)
- Attic access size and location
- Roof ventilation calculations and roof covering materials

Submittal requirements for other types of construction (clicking will open .pdf file)

- [Deck / Ramp](http://www.highpointnc.gov/plan/docs/reports/Checklist_DeckRamp.pdf)
http://www.highpointnc.gov/plan/docs/reports/Checklist_DeckRamp.pdf
- [Convert Existing Space to Habitable Room \(i.e. garage, bonus room or finish basement\)](http://www.highpointnc.gov/plan/docs/reports/Checklist_ConvertExistingSpace.pdf)
http://www.highpointnc.gov/plan/docs/reports/Checklist_ConvertExistingSpace.pdf
- [Swimming Pools, Spas and Hot Tubs](http://www.highpointnc.gov/plan/docs/reports/Checklist_SwimmingPoolSpa.pdf)
http://www.highpointnc.gov/plan/docs/reports/Checklist_SwimmingPoolSpa.pdf