



## **RESIDENTIAL REQUIREMENTS**

**\*\*All construction documents and plans must be site specific\*\***

**\*\*Any structure over 200 sqft requires a permit\*\***

**\*\*Any structure with two or more stories requires a permit\*\***

### **New Single Family Residential**

- Construction Application
- Engineered drawings designed to the current code & stamped by SC Engineer
- Site Plan with setbacks
- Water & Sewer availability letter or DHEC septic letter
- SQ Footage Schedule (found on permitting website)
- REScheck
- Manual J & D
- Asphalt Shingle Roofing Affidavit (found on permitting website)
- Elevation Certificate if homesite is in flood zone

### **New Single Family Modular**

- Construction Application
- Engineered Drawings approved by SC LLR
- Site Specific Engineered Foundation Plans
- Site Plan with setbacks
- Water & Sewer availability letter or DHEC septic letter
- SQ Footage Schedule (found on permitting website)
- REScheck
- Manual J & D
- Asphalt Shingle Roofing Affidavit (found on permitting website)
- Elevation Certificate if homesite is in flood zone

### **Garage/Accessory Structure**

- Construction Application
- Accessory Structure Packet or detailed drawings required UNDER 1,200 sqft
- Engineer drawings required OVER 1,200 sqft
- Site Plan with setbacks
- Cost of construction
- Square Footage Schedule (found on permitting website)
- Asphalt Shingle Roofing Affidavit (found on permitting website)

### **Pre-Fab Manufactured Garage/Shed/Carports**

- Construction Application
- Engineered drawings designed to the current code & stamped by SC Engineer
- Site Plan with setbacks
- Cost of construction/ invoice



### Pole Barn

- Construction Application
- Pole Barn Packet or detailed drawings if UNDER 1,200 sqft
- Engineer drawings required OVER 1,200 sqft
- Cost of Construction
- Site Plan with setbacks

### Residential Swimming Pool

- Construction Application
- Site Plan with setbacks
- Encroachment permit from Roads & Bridges/SCDOT (denial or approval)
- Signed Contract

### Addition

- Construction Application
- Cost of construction
- Addition packet or detailed drawings required if UNDER 400 sqft
- Engineer drawings required if OVER 400 sqft
- Site Plan with setbacks
- SQ Footage Schedule (found on Permitting website)
- Septic Information if we are adding a bedroom
- Asphalt Shingle Roofing Affidavit (found on Permitting website)

### Porch/Deck

**\*\*Porches bigger than a 4x4 require a permit\*\***

- Construction Application
- Porch Packet or detailed drawings if UNDER 400sqft
- Engineer drawings if OVER 400 sqft
- Cost of Construction
- Site Plan with setbacks
- Asphalt Shingle Roofing Affidavit (found on Permitting website)

### Generator

- Application - Electrical must be applied for 1<sup>st</sup>
- Signed Contract
- Installation instructions



### **Demolition**

**\*\*LLR license not required\*\***

- Construction Application
- Letter of Disconnect from power company
- Copy of the TITLE if it is deemed as a mobile home (If the mobile home is under more than one owner and is listed as “AND,” we will need a notarized letter signed by both owners agreeing to the demo)
- Signed contract if contractor is pulling this permit

### **Remodel/Repairs**

- Construction Application
- Cost of construction
- Scope of work
- Site Plan with setbacks (if applicable)
- Asphalt Shingle Roofing Affidavit (found on Permitting website)

### **Windows/Exterior Doors/Roofing**

- Construction Application
- Cost of construction
- Scope of work

### **Solar Panels**

- Construction Application
- Eng. Drawings to include stamped electrical plan
- Manufactures installation instructions for equipment being installed
- A letter of approval from electrical provider
- Contract amount for entire project signed by both parties
- Site Plan – only on ground mounted
- Owner Builder if owner pulling