



Anderson County

Building and Codes Department

401 E. River Street, Anderson, SC 29624 • (864) 260-4158 • Fax (864) 260-4795

Update: 7/9/13

PLAN REVIEW REQUIREMENTS

PLAN REVIEW FEE: Plan Review Fee for all plans submitted for review is required to be collected at time of plan review submittal.

All plans submitted for review shall comply with the following standards:

1. This policy statement.
2. Anderson County Code of Ordinance.
3. The latest edition of the locally adopted codes and Ordinances.
4. Title 40 Chapter 1 – regulates all licensed and registered professions within South Carolina.
5. Title 40 Chapter 3 – specifically regulates Architects.
6. Title 40 Chapter 22 – specifically regulates Engineers.
7. Title 6 Chapter 8 – specifically regulates Building Officials and other Code Enforcement Officers.
8. Title 23 Chapter 45 – Fire Sprinkler Systems and Specifications.

Plans must be provided by design professionals (Architects and Engineers), according to the laws listed above, for original construction, additions, alterations, and renovations of buildings that meet the following criteria:

1. The building has a total floor area (including additions) of 5,000 sq. ft. or more.
2. The building is for an occupancy type of Assembly, Educational, Hazardous or Institutional. Exceptions: One and Two Family Dwellings, Farm Buildings not intended for use by the public.
3. Any other building which the Building Official may determine the need for Architectural or Engineered Drawings.
4. Plans submitted must be of professional quality. ie: legible, in ink, etc.
5. Plans and specifications submitted to the Building Official should be of sufficient nature to clearly describe the project with appropriate emphasis on the following:
 - a) Structural Integrity.
 - b) Life Safety.
 - c) Barrier-Free Accessibility.
 - d) Building Codes Compliance.

Two complete sets of working drawings including site/plot, and one set of specifications (If available), must be submitted for review. Drawings must be to scale and fully dimensioned. Minimum size of drawings is 24”x 36” (Smaller drawings may be accepted upon request). **Tax Map Number is required for all reviews/permits.** No review can begin until this number is given for verification of zoning as well as building codes. **A completed Permit Application Form for Commercial Construction must be submitted with plans.**

Site Plan: Site plans must be dimensioned and to scale. New buildings, future additions, etc. must be shown. All dimensions from property lines, between buildings, Zoning or Development Standards property set-backs, right of ways, parking, existing and proposed buildings, utilities, fire hydrants, Fire Department connections, fire pits, etc.

Plans are also required to be submitted to Development Standards for review. Please contact their office at 864-260-4719 for additional requirements. NO BUILDING PERMITS WILL BE ISSUED UNTIL A LAND USE PERMIT HAS BEEN ISSUED BY DEVELOPMENT STANDARDS.



Accredited by the
American Public
Works Association

Member of the Anderson County Public Works Division

Building Code Analysis: Occupancy classification, size of building (Including building area and height), type of construction, protected or unprotected, sprinkled or un-sprinkled, and break down of occupant load, egress requirements, etc., is to be included. *Note: If building is sprinkled, a Sprinkler Specification Sheet is required to be submitted at time of plan review submittal.*

Energy Code Analysis: Compliance shall be demonstrated by submitting a Com-Check Analysis including the building envelope, lighting and mechanical. Log onto: <https://energycode.pnl.gov/COMcheckWeb/>

Special Inspections: Chapter 17 – Special Inspections are required on projects that are required to be sealed by a Design Professional. Additional Special Inspection documents are available on our website and are required to be filled out and submitted for review prior to permit issuance.

Foundation Plans: Must include footing details, anchor bolt layout, etc. A schedule for footings must be shown

Structural Plans: Details of foundations, walls, floors, roof, etc. required. Need to show type and connections for all members, as well as being fully dimensioned. Stairway construction must be detailed showing tread and riser details, landings and rails. Provide design criteria and material specifications.

Floor Plans: Must be dimensioned and show all rooms, halls, restrooms, stairs, windows, doors, etc. All rated walls must be clearly marked and labeled. UL numbers and copy of UL page are required for rated assemblies and should be included. Plans for existing portions of buildings must be provided for verification of compliance.

Schedules: For rooms, doors, windows, electrical, etc. Must show all fire ratings, dimensions, types of hardware, etc. that are necessary per code.

Elevations: All views must be shown and fully dimensioned. Indicate vertical dimensions and heights. Show all openings and identify all materials. Show all penetrations and fire rated assemblies.

Mechanical: Indicate duct layout, unit sizing (Btu's), and compressor tonnage. Indicate all rated walls and show all necessary fire dampers. Duct detectors must be indicated and labeled (If system is 2,000 cfm, 5 tons, or serves an area used for egress). Provide all gas piping sizes, pressures, and lengths. Information on hood systems is required in all commercial buildings with cooking devices (This includes restaurants, churches, fire stations, day care occupancies, etc.). Include sections and details on all hood installations.

Plumbing: Isometric diagrams for plumbing drains, vents, etc. Indicate all fixtures, piping, slopes, materials, and sizes. Show points of connections to septic tanks, sewer systems, water lines, and other applicable utilities. Handicap requirements per ANSI A117.1 must be met.

Electrical: Riser diagram (Service Entry). One line drawings, for service. In addition to normally required sealed plans, indicating use over 400 amps requires sealed drawings. Total number of amps and breakers and panel schedule must be included. Indicate conductor types and sizes, and fixture locations.

Sealed Drawings: Must be in compliance with South Carolina Architectural/Engineering Registration Law. Sealing or stamping work outside expertise is not permitted. Drawings must have original Architects "wet" or embossed seals that are signed. Firm as well as Architect/Engineer's seals shall be affixed to drawings. All drawings must have completed code analysis as part of the sealed drawings.

This department will not accept plans that are stamped or otherwise noted as "Not For Construction". Plans presented with such identification will be deemed prima-facie evidence of a false application. We will be more than happy to work with Architects, Engineers, and Contractors to answer questions and resolve issues before plans are presented for review.