



Chester County, South Carolina

Department of Planning, Building & Zoning
1476 J. A. Cochran Bypass
Chester, South Carolina 29706

RESIDENTIAL BUILDING PERMIT REQUIREMENTS

**Code Requirements: 2015 International Residential Code
2009 International Energy Conservation Code**

Stick Built Home –Modular Home - Additions

911 Address of Property or Apply for an Address in our office (This must be obtained first before a permit can be issued)

Recorded Plat of Property from Clerk of Courts Office

Tax Map Number

2 Complete Sets of Plans

Energy Code Compliance Certificate (Res Check) and Manual D and J

Proof of Water and Sewer (DHEC) or Water District

South Carolina Contractors Licenses

Subcontractor's list with their license

Floodplain Elevation Survey & Elevation Certificate Completed by a Licensed Surveyor or Engineer If in the Flood Plain (our office checks to see if you are in the flood plain)

Power Company

Property lines must be staked out

**If you are building your own home you must fill out a disclosure statement, have it notarized and recorded at the Clerk of Courts office, bring a copy with the above information.*

Plan Requirements

All Plans Must Include:

2 Complete Sets of Plans- Total Square Footage of Porches, Decks, and Garages Etc. Must Be On Plans

Foundation Layout

Front, Rear and Side Elevation

Floor Framing Layout

Roof Framing Layout

Floor Layout

Electrical Layout

Plumbing Layout

If you are drawing your own plans please fill out the Typical Residential Construction Detail

Scheduling of Inspections

Inspections can be scheduled anytime between 8:30 a.m. and 5 p.m. the day before, the inspection is needed. When scheduling the inspection, please have permit information ready, such as: owner's name, job site address, and type of inspection. If for any reason the work will not be ready after scheduling the inspection, please call and cancel the inspection between the hours of 8:30 a.m. and 9 a.m. This will prevent any re-inspection fees. **Please be sure to leave access to dwelling. Inspectors cannot give a specific time.** They will arrive on the day of the inspection. The inspectors normally leave around 9a.m. and return around 4 p.m.

Temporary power is a courtesy given by this Department to expedite construction time. **In no way shall a structure be occupied until a final inspection has passed and a Certificate of Occupancy is issued. Power will be disconnected if the dwelling has been occupied illegally. No exceptions**

Residential House Inspections

Address posted on site-permit card in job box

Saw service power – (100-amp service)

Under slab – plumbing/electrical etc...

Slab

Footing

Foundation-open floor

Rough in – all trades – framing, electric, plumbing, HVAC

House wrap checked at rough in

Insulation- **(R30 ceiling – R13 wall – R19 floor)**

Temp. Power

Final approval from DHEC and Duct blast test must be in our office before a final inspection can be completed.

Final

C.O. Issued

Modular Home Inspections

Address posted on site-permit card in job box

Footing

Foundation

Marriage Wall

Temp Power

Final approval from DHEC must be in our office before a final inspection can be completed.

Final

C.O. Issued

Planning/forms/informationboard/residentialpermitrequirements

SUBCONTRACTOR'S LIST

NAME: _____

LICENSE# _____

NAME: _____

LICENSE# _____

NAME: _____

LICENSE# _____

NAME: _____

LICENSE# _____

NAME: _____

LICENSE# _____

NAME: _____

LICENSE# _____

NAME: _____

LICENSE# _____