



## Chester County, South Carolina

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

### **RESIDENTIAL BUILDING PERMIT REQUIREMENTS**

**Code Requirements: 2012 International Residential Code  
2009 International Energy Conservation Code**

#### **Stick Built Home –Modular Home - Additions**

911 Address of Property or Apply for an Address  
Recorded Plat of Property from Clerk of Courts Office  
Tax Map Number  
2 Complete Sets of Plans  
Energy Code Compliance Certificate and Manual D and J  
Proof of Water and Sewer (DHEC) or Water District  
South Carolina Contractors License\*  
Floodplain Elevation Survey & Elevation Certificate Completed By A Licensed Surveyor Or Engineer If 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 back to our office with the rest of 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

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## **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  
C.O. Issued

## **Modular Home Inspections**

Address posted on site-permit card in job box  
Footing  
Foundation  
Marriage Wall  
Temp Power  
Final  
C.O. Issued