



FOUNTAIN INN

Residential Building Plan Review Requirements

200 North Main Street ♦ Fountain Inn, SC 29644

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Email: kim.darnell@fountaininn.org

1. E911 Address
2. Tax Map Number
3. Recorded Plat of Property
4. One electronic copy of plans.
 - a. This includes foundation plan, floor plans, elevations, sections/details, and an electrical plan.

All plans – must contain full code summary of specific information required by the **2018 IRC Building Codes**.

5. South Carolina Residential Builder or a General Contractor's License to apply for permit along with name, address, and telephone number of the company, & contractors email address.
6. Subcontractor's list with their applicable SC contractors license number along with name, address, and telephone number of companies, & contractors email address.
7. Completed City of Fountain Inn Building Permit Application.
8. REWA Sewer Impact Fees Receipt/Permit number
9. Residential Energy Code Compliance Check verifying the insulation values are correct for residential applications.
 - a. <https://www.energycodes.gov/rescheck>
10. Site Plan – showing easements, lot dimensions, setbacks, proposed house location and flood zone (if applicable).
11. Project specific Manual J HVAC design (project address and square footage must be included).
12. Please provide manufacturer documentation if not using ½ anchor bolts for foundation connection. i.e. if using metal straps, please show schedule for O.C. spacing per manufacturer. (This ranges from 2'-9" and up) (See Simpson strong tie website for example).
13. Please state how wing wall of garage will be braced and see included attached example from code.
14. Please state how separation from garage to living quarters will be maintained and see attached applicable code sections.
15. Any other additional information required by the Building Official.

Plan Review Fees are ½ of the total permit cost. These are due at the time of submittal.

Plan Review Submittal:

Please submit all plan reviews to Brian Blackwell, Fountain Inn's Building Official. His email is bblackwell@rciscinc.com. To keep the permitting process moving smoothly, please copy Kim Darnell, Fountain Inn's Permitting Specialist on all emails regarding Plan Review. Her email is kim.darnell@fountaininn.org.

You are not permitted to begin work until a permit has been issued. If a job is started before a permit is issued it will result in a fine double the total permit cost.

Please allow up to ten days for residential plan review / permit issuance.