



## **MINIMUM PLOT PLAN REQUIREMENTS FOR RESIDENTIAL BUILDING PERMIT APPLICATIONS**

1. Not owner's name, address and telephone number.
2. Note applicant's name, address and telephone number (if different from owner).
3. Indicate name, address, telephone number and signature of persons preparing plan. Surveys prepared by registered land surveyors, with metes and bounds description, shall include professional seal.
4. Plans must have flood plain statement, "This property is/is not located in a special Flood Hazard Area as determined by the Department of Housing and Urban Development."
5. Indicate property address.
6. Indicate subdivision name and lot number.
7. Show property lines with dimensions to scale.
8. Indicate scale of drawing.
9. Depict all structures (existing and proposed) with gross square footage(s). Include location and height of fences accessory buildings, carports, etc.
10. Note use of building(s).
11. Depict streets. Show street name(s) and indicate centerline(s).
12. Depict any easements or right-of-ways.
13. Indicate streams, watercourses, flood plains and drainage devices.
14. Depict driveway connections. Show width of drives and number of parking spaces provided.
15. Show distance of structures from property lines and other structures.
16. Provide north arrow.

**AFFIDAVIT OF WORKERS' COMPENSATION COVERAGE**  
**N.C.G.S. § 87-14**

The undersigned applicant for Building Permit # \_\_\_\_\_ being the

\_\_\_\_\_ Contractor

\_\_\_\_\_ Owner

\_\_\_\_\_ Officer/Agent of the Contractor or Owner

Do hereby aver under penalties of perjury that the person(s), firm(s) or corporation(s) performing the work set forth in the permit:

\_\_\_\_\_ has/have three (3) or more employees and have obtained workers' compensation insurance to cover them,

\_\_\_\_\_ has/have one or more subcontractor(s) and have obtained workers' compensation insurance covering them,

\_\_\_\_\_ has/have one or more subcontractor(s) who has/have their own policy of workmen's compensation covering themselves,

\_\_\_\_\_ has/have not more than two (2) employees and no subcontractors,

While working on the project for which this permit is sought, it is understood that the Inspection Services Division issuing the permit may require certificates of coverage of workers' compensation insurance prior to issuance of the permit and at any time during the permitted work from any person, firm or corporation carrying out the work.

Firm name: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

# **MINIMUM PLAN REQUIREMENTS FOR VARIOUS TYPES OF RESIDENTIAL SUBMITTALS**

## Detached Storage Building or Garage

Site Plan  
Foundation Plan  
Floor Plan  
Wall Section  
One Elevation

## Attached Garage changed to Habitable Room

Floor Plan  
Energy Compliance Worksheet  
Wall Section (at old garage door to new wall)

## Finished Bonus Room or Basement

Floor Plan  
Energy Compliance Worksheet

## Addition to Home – Heated (Den or Another Habitable Room)

Site Plan  
Foundation Plan  
Floor Plan  
At least one Elevation  
Wall Section  
Energy Compliance Worksheet

## Addition to Home – Unheated (roof, trellis, garage, screened porch, etc.)

Site Plan  
Wall Section  
Foundation Plan/Photos of Existing Garage (Inside & Out)  
At least one Elevation  
Floor Plan

## Deck/Handicap Ramp

Footing Plan  
Site Plan  
Floor/Framing Plan

# DEPARTMENT OF PLANNING AND DEVELOPMENT



## INSPECTION SERVICES DIVISION CITY OF HIGH POINT NORTH CAROLINA

### PRESCRIPTIVE BUILDING ENVELOPE REQUIREMENTS

This worksheet(s) shall be provided on all one and two family owned dwellings.

Project Address: \_\_\_\_\_

Date: \_\_\_\_\_

Designer Name: \_\_\_\_\_

Signature: \_\_\_\_\_

#### MINIMUM THERMAL ENVELOPE REQUIREMENTS (wood construction only)

% GLASS: \_\_\_\_\_

$$\% \text{ Glass} = (\text{Area of window rough opening}) / (\text{Area of exterior wall}) \times 100$$

COMPONENT	% GLASS					
	8%	12%	15%	18%	20%	25%
Maximum Glazing U-factor	0.65	0.60	0.50	0.46	0.42	0.41
Maximum opaque door U-factor	0.35	0.35	0.35	0.35	0.35	0.35
Minimum Ceiling R-value	R-30	R-30	R-30	R-38	R-38	R-38
Minimum Exterior wall R-value	R-11	R-13	R-13	R-13	R-13	R-19
Minimum Floor R-value	R-13	R-19	R-19	R-19	R-19	R-19
Minimum Basement wall R-value	R-6	R-8	R-8	R-8	R-8	R-8
Minimum Slab perimeter R-value	R-2	R-4	R-5	R-6	R-6	R-6
Minimum depth of perimeter insulation	24"	24"	24"	24"	24"	24"
Minimum crawl space wall R-value	R-7	R-10	R-10	R-11	R-10	R-10

Notes:

1. Chart is based on the North Carolina Energy Code, Section 502.2.4. The City of High Point is located in Zone 8.
2. For steel-framed walls see North Carolina Energy Code/502.2.4.16.
3. MECcheck Version 3.0 for the 2000 IECC shall be permitted as an alternate. Envelope requirements may not be traded off against the use of high efficiency heating and/or cooling equipment. (NCEC/601.2) [MECcheck can be downloaded from [www.energycodes.gov](http://www.energycodes.gov)]

## APPENDIX M WOOD DECKS

1. A deck is an exposed exterior wood floor structure which may be attached to the structure or freestanding. Roofed porches (open or screened-in) may be constructed using these provisions.

Computer deck design program printouts may be accepted by the Code Enforcement Official.

2. Support posts shall be supported by a footing.
3. When attached to a structure, the structure to which attached shall have a treated wood band for the length of the deck, or corrosion-resistant flashing shall be used to prevent moisture from coming in contact with

the untreated framing of the structure. Aluminum flashing may not be used in conjunction with deck construction. The deck band and the structure band shall be constructed in contact with each other except on brick veneer structures and where plywood sheathing is required and properly flashed. Siding shall not be installed between the structure and the deck band. If attached to a brick structure, neither flashing nor a treated band for the brick structure is required. In addition, the treated deck band shall be constructed in contact with the brick veneer.

4. When the deck is supported at the structure by attaching the deck to the structure, the following attachment schedules shall apply for attaching the deck band to the structure.

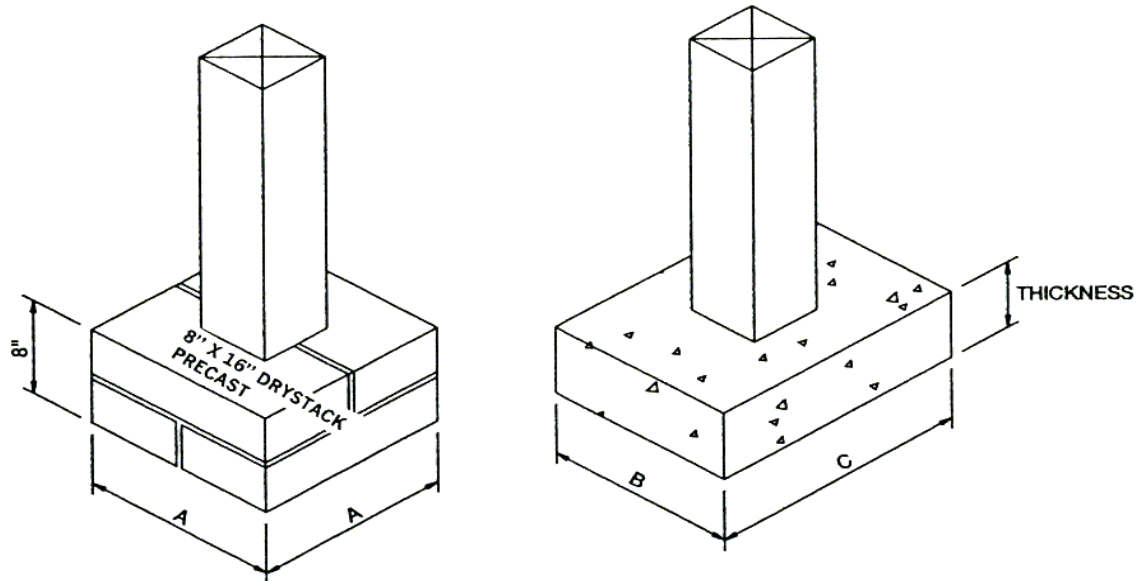


FIGURE A-1

FOOTING CHART

SIZE (inches)		TRIBUTARY AREA (sq. ft.) (sq. ft.)	THICKNESS (inches)	
AxA	BxC		Precast	Cast-in-Place
8 x 16	8 x 16	36	4	6
12 x 12	12 x 12	40	4	6
16 x 16	16 x 16	70	8	8
	16 x 24	100		8
	24 x 24	150		8

**ONE AND TWO FAMILY DWELLING COE**

4. When the deck is supported at the structure by attaching the deck to the structure, the following attachment schedules shall apply for attaching the deck band to the structure.

**A. All Structures Except Brick Veneer Structures:**

Fasteners	8' Max Joist Span	16' Max Joist Span
5/8" Hot Dipped Galv. Bolts and Washers* and 12d Common Hot Dipped Galv. Nails**	1 @ 3'-6" o.c. and 2 @ 8" o.c.	1 @ 1'-8" o.c. and 3 @ 6" o.c.

\* Minimum edge distance for bolts is 2-1/2 inches.  
 \*\* Nails must penetrate the supporting structure band a minimum of 1-1/2 inches.

**B. Brick Veneer Structures:**

Fasteners	8' Max Joist Span	16' Max Joist Span
5/8" Hot Dipped Gal. Bolts*	1 @ 2'-4" o.c.	1 @ 1'-4" o.c.

\*Minimum edge distance for bolts is 2-1/2 inches.

**C. Masonry Ledge Support:**

If the deck band is supported by a minimum of 1/2 inch masonry ledge along the foundation wall, 5/8 inch hot dipped galvanized bolts with washers spaced at 48 inches o.c. may be used for support.

**D.** Other means of support, such as joist hangers, may be connected to treated house band and properly flashed.

5. Girders shall bear directly on posts or be connected to the side of posts with 2 - 5/8 inch hot dipped galvanized bolts.
6. Floor decking shall be No. 2 grade treated Southern Pine or equivalent. The minimum floor decking thickness shall be as follows:

Joist Spacing	Decking (Nominal)
12" o.c.	1" S4S
16" o.c.	1" T & G
24" o.c.	1-1/4" S4S
32" o.c.	2" S4S

7. Maximum Height of Deck Support Posts as follows:

Post Size*	Unbraced Max. Post Height**
4 x 4	8'-0
6 x 6	20'-0"
***	over 20' -0"

\* This table is based on No. 2 treated Southern Pine posts. Maximum tributary area is based on 128 total square feet which may be located at different levels.  
 \*\* From top of footing to bottom of girder.  
 \*\*\* Decks with post heights over 20'-0" shall be designed and sealed by a Professional Engineer or Architect.

8. Decks shall be braced to provide lateral stability. The following are acceptable means to provide lateral stability:
- A. When the deck floor height is less than 4'-0" and the deck is attached to the structure in accordance with Section (4) above, lateral bracing is not required.
  - B. 4 x 4 wood knee braces may be provided on each column in both directions. The knee braces shall attach to each post a point not less than 1/3 of the post length from the top of the post, and the braces shall be angled between 45 degrees and 60 degrees from the horizontal. Knee braces shall be bolted to the post and the girder with one 5/8 inch hot dipped galvanized both at each end of the brace.
  - C. For freestanding decks without knee braces or diagonal bracing, lateral stability may be provided by embedding the posts in accordance with the following:
9. Floor joists for exterior decks may be cantilevered a maximum of 24" with the following conditions:
- (a) 2" x 10" SYP joists 16" on center.
  - (b) 2" nominal or less wood plank floor
  - (c) No stair stringers or platforms supported by cantilever.
  - (d) Toe nail bottom of joists at support girder.
  - (e) Framing is to be right angles to cantilever support girder.
  - (f) No roof load on cantilevered floor section.

Post Size	Max. Tributary Area	Max. Post Height	Embedment Depth	Concrete Diameter
4 x 4	48 SF	4'-0"	2'-6"	1'-0"
6 x 6	120 SF	6'-0"	3'-6"	1'-8"

- D. 2 x 6 diagonal vertical cross bracing may be provided in two perpendicular directions for freestanding decks or parallel to the structure at the exterior column line for attached decks. The 2 X 6's shall be attached to the posts with one 5/8 inch hot dipped galvanized bolt at each end of each bracing member.
- E. For embedment of piles in Coastal Regions, see Chapter 45.