



Iredell County

Building Standards Division

PLANS REVIEW SECTION

349 North Center Street P.O. Box 788 Statesville, NC 28687
Plan Review 704-928-2021 (ext. 3174) Fax 704-878-3122

Change of Use – residential to commercial use

General Comments

1. Zoning Department letter of approval and/or permission to issue permits and start construction.
2. Fire Marshal letter of authorization and/or permission to Change Use and issue permits/begin construction must be received and acknowledged by Building Standards.

Site Plan:

3. Provide simple site plan (prepared by a NC registered design professional) indicating accessible elements serving the structure; e.g. accessible parking, accessible route, ramp, entry, exits, etc. Note NCSBC section 1104 – which requires an accessible route to connect all accessible elements on site and within the structure. This includes public sidewalk, accessible parking, exits, and adjacent structures on the property.

Building requirements for new use:

4. Engineered design (prepared and sealed by a NC registered design professional) for accessible ramp to include all structural, egress, and accessibility features required; per NCSBC 1010, 1012, and 1013/ ANSI 117.1 section 405.
5. Structural analysis of primary structure addressing increase in minimum live and dead-load capacity from SFD residential to commercial per NCSBC table 1607.1. This analysis must be prepared and sealed by a NC registered design professional.
6. Egress Illumination per NCSBC 1008.
7. Stair Railings must meet 1009.10; one railing each side of staircase is required. Existing railing shall meet 1607.7.1 and be addressed by a NC registered design professional via letter attesting to current compliance or provide supplemental design.

Accessibility additions, alterations, required steps for compliance:

8. Verify accessible parking meets ANSI 117.1 section 502 (accessibility code). A minimum of one van accessible space must be provided, with proper signage and 8' access aisle.
9. Provide an accessible route from accessible parking space to ramp serving as entry to structure (NCSBC 1104).
10. Provide accessible ramp complying with NCSBC 1010 and ANSI 117.1 section 405.
11. Accessible route (& ramp) shall lead to the designated accessible entrance serving the structure/ tenant space.
12. Primary entrance must be made accessible: 32" minimum clear width, threshold height complying with ANSI 117.1 section 303, and door operator must conform to ANSI section 309.4.
13. Within structure an accessible route must be provided from the entrance to area(s) of primary function and accessible elements; e.g. reception, offices, restroom(s), break area, exits per NCSBC 1104.3.
14. An accessible restroom with a water closet (toilet) per ANSI 117.1 section 604.3 & NCSPC 420; consisting of a 60"x60" area for disabled access shall be provided. Grab bars per ANSI 117.1 figures 604.5.1 & 604.5.2.
15. Drinking fountain may be required per NCSPC section 403.1 and table 403.1. Must be accessible per ANSI 117.1 section 602.
16. All doors serving accessible spaces or along accessible route per ANSI section 309.4 (lever type operators). It is recommended the recipient consult with a NC registered design professional to determine any additional relevant issues requiring resolution and to ascertain the extent all items must be addressed for minimum code compliance.

The issuance of a permit or approval of plans or specifications shall not be deemed or construed to be approval of any violation of any of the provisions of the North Carolina State Building Codes, or State, or local ordinances or regulations.