

Iredell County Building Standards

The Plan Review section has developed several submittal and review options in order to enhance customer service.

Service Provided:	Requirements and Objectives:
Informal Preliminary Review Consultation	Prior to project submission and by appointment a preliminary informal review of the project can be scheduled with Plans Review Staff. This is an informal review of construction documents at roughly 30% completion (this plan set should include: site plan, life safety plan, elevations, building sections, and Appendix B). Typically, The lead design professional schedules this meeting and presents the project to plans review staff for discussion and comment.
Express Review	In order to expedite a project, the applicant upon submission, requests the project be considered for <i>Express Review</i> . Complete sets of construction documents along with presentation of approvals from all AHJs (typically Zoning and Fire Marshal) are required at plan review submission. Express Review in Iredell County is limited to projects under 2500 sq. ft. in project area (except restaurants, medical and dental offices; which because of their complexity are <i>not</i> considered for express review). Projects accepted for Express Review are received, placed first in the queue, and will be reviewed by the next available plans examiner (i.e. permits are <i>not</i> issued “on the spot”).
Plan Review Only	A project which is ready for review and permitting but restricted to <i>Plan Review Only</i> by the Planning & Zoning jurisdiction does allow construction documents to be received and for plan review to commence (prior to full approval by Planning & Zoning). This designation is at the discretion of the Planning & Zoning Department having jurisdiction. No permits will be issued until the project designation <i>Plans Review Only</i> has been lifted by Planning & Zoning.
Footing & Foundation Approval	In order to expedite a project, the applicant upon submission, requests the project be initially reviewed for <i>Footing & Foundation Approval</i> only. Complete sets of construction documents are required for this review. The plans examiner reviews construction documents in the context of the footings and the foundation for the structure. A limited and simplified permit is issued to allow that work to proceed. Typically, this initial work includes the following: grading, footings, foundation, under slab electrical, under slab plumbing, and building slab. Plan review will continue during this period and upon full plan review approval the project will be edited to allow completion of the structure.
Shell/ Dry-In Approval	In order to phase construction of a project, the applicant upon submission, requests the project be reviewed for <i>Shell/ Dry-In Approval</i> only. Construction documents dictating a scope of work indicative of this degree of project completion are required for review. The plans examiner reviews construction documents in the context of the structure completed to the extent of Shell or Dry-In only. A limited and simplified permit is issued to allow work consistent this limited scope to proceed. The project can be completed and receive a building final; but will not receive a certificate of occupancy.
Vanilla Upfit Permit	In order to phase construction of a project, and (typically) to provide a potentially move-in ready tenant space, the applicant upon submission, requests the project be reviewed as a <i>Vanilla Upfit</i> . Construction documents dictating a scope indicative of this degree of project completion are required for review. The plans examiner reviews construction documents in the context of a tenant space completed to the extent of vanilla upfit only. A limited permit is issued to allow work to proceed. Project can be completed and receive a building final; but will not receive a certificate of occupancy without a designated/ confirmed tenant for the space. A subsequent tenant upfit (i.e. a new project), or <i>Safety Inspection for CO</i> would be necessary for occupancy of the structure of tenant space.