



PICKENS COUNTY

SOUTH CAROLINA

COMMUNITY & TOURISM DEVELOPMENT

BUILDING CODES • PLANNING • STORMWATER MANAGEMENT
ENVIRONMENTAL ENFORCEMENT • PARKS • MUSEUM



CHECKLIST: RESIDENTIAL TOWN HOME PLAN SUBMITTAL

One (1) Set of Digital Plans are required to be submitted to the Building Codes Department for review for the construction of Townhomes prior to permit issuance. The proposed construction is also required to be approved by the Planning Department to ensure compliance with the Pickens County Unified Development Standards Ordinance. *(If the project is in the City of Pickens, Town of Norris or Town of Six Mile, an approval letter from the municipality is required)*

Plans must be Legible and of a Professional Quality

- ___ **Residential Permit Application Form:** An application form is required to be filled out complete for each proposed unit. For example, if there are 5 attached Townhomes an application form is required to be submitted for each.
- ___ **Compliance/Land Use Permit:** Prior to issuance of any permits, approval is required by the Pickens County Planning Department – pcplanning@co.pickens.sc.us or 864.898.5956
- ___ **Site Plan:** Must be to scale and include set-backs from property lines, Right of Ways, Overall scope/number of buildings proposed, Dimensions between buildings, Location of Fire Hydrants, Fire Department Access Lanes, Parking etc.
- ___ **Foundation Plan:** All footings/foundations must be sized based on the applicable loads including Reinforcement, etc.
- ___ **Framing Plan:** Floors, Walls and Roof, Elevations, ***Demising Wall details from foundation to Roof including UL Listing***, Member sizes, Penetration details, All rooms labeled etc.
- ___ **Electrical, Mechanical and Plumbing:** Location of Electrical Panels, Switches, Smoke/Carbon Monoxide Detectors, Outlets, Lighting, Plumbing Fixtures, HVAC Equipment etc.
- ___ **Septic/Sewer Approval:** A stamped Septic Tank Permit or letter from the Sewer Provider.

Note: All Drawings must indicate the current adopted code at the time of submittal