



# Town of Zebulon

## Planning Department

1003 N. Arendell Avenue, Zebulon, NC 27597  
 Phone: (919) 823-1810 Fax: (919) 269-6200  
[www.townofzebulon.org](http://www.townofzebulon.org)

### **Residential Plan Submittal Requirements**

The following is provided as a guide for obtaining building plan approval for residential single-family dwellings, modular homes, additions and renovations in the Town of Zebulon. This applies to all plans submitted under the North Carolina Residential Code, current edition. All plans submitted are required to contain this information.

*\*\* As each project is unique, staff may at any time request additional materials to determine compliance with the Town of Zebulon Code of Ordinance, the Building Code and NCGS.*

Please submit two complete sets of building plans for residential review with the following information:

#### **Foundation/First floor framing plan with:**

A	Specific wall footing width and depth of pour
B	Detailed foundation wall size and construction type
C	Wall construction size and type of construction, exterior finish material, exterior
D	Floor slab details
E	Pier and footing sizes with dimensions for their location and spacing
F	Girder sizes and location, floor joist direction, bearing, size, spacing and species
G	Foundation vent calculation and foundation access door size and location
H	Anchor bolts are required at all foundation and must be shown on plot
I	Insulation values for floors, walls, and ceilings for conditioned spaces

#### **Floor Plans with:**

A	Floor plan ( each floor level ), identify rooms as to use with dimensions shown
B	Identify proposed locations of smoke and carbon monoxide detectors
C	Location and size of walls, windows, doors and stairs
D	Stair detail, showing rise/run, handrails and guardrails ( if applicable )
E	Ceiling plan with ceiling joist directions, bearing, size, spacing and species



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F	Window and door schedule showing energy ratings; hazardous location glazing; emergency egress; fire ratings ( if required )
G	Attic access, elevations, and calculated area for finished floor spaces and garage

### Roof Framing Showing:

A	Direction, bearing, size, spacing and species of rafters as well as special ridges or support for vaults, cathedral areas and valleys
B	Roof vent calculations and roof coverings
C	Truss layouts are required when manufactures roof trusses are to be used, excepts for the simplest roof designs
D	Roof framing plan with load points shown
E	Mean roof height or assumed mean roof height must be stated. Design values for cladding must be provided based upon mean roof height

*\*\*Energy requirements must be per the NC Energy Conservation Code or REScheck Version 3.6 or later shall be permitted to demonstrate compliance.*

**NOTE: All structural information must comply with North Carolina Residential Building Code, current edition. Structural elements not found in North Carolina Residential Code must be sealed by a professional engineer or architect registered in the State of North Carolina or complies with other professionally recognized evaluation services, such as NES.**