

BUILDING A NEW HOME



This publication provides guidelines for building a detached single family home. The requirements herein are the most common and not representative of all conditions you may encounter when designing and constructing a new home. There are three companion publications which contain additional information for building a new home. Grading Plans outlines the grading plan and site construction approval process, and New Home Inspections provides a checklist on what inspections are required and when.

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PERMITS REQUIRED

You must obtain permits for the construction of a new home. Listed below are the types of permits required, depending on the complexity of the project.

- ✘ Building Permit for architectural and structural elements
 - ✘ Electrical Permit for all electrical installations
 - ✘ Mechanical Permit for installations of heating and air conditioning systems
 - ✘ Plumbing Permit for installations of plumbing and gas piping systems
 - ✘ Well/Septic Permit for altering or relocating private water or sewage systems.
- Apply at the Grayson County Health Department (276) 773-2961

Helpful Hint: You may obtain permits in your own name; however, if a contractor is to perform the work, it is strongly recommended that the contractor secure the permit and be listed as the responsible party. In this way, the county will be in a better position to assist you in gaining compliance with codes if the work is defective. A contractor must be properly licensed in order to obtain a permit.

BEFORE OBTAINING A PERMIT

COVENANTS AND RESTRICTIONS

Covenants and Deed Restrictions are regulations set forth by many homeowners or civic associations. While not enforced by Grayson County, some regulations may restrict construction. For more information, contact the Grayson County Real Estate Assessors Office (276) 773-2022.

BUILDING CODE

Your project is required to comply with the 2006 Virginia Uniform Statewide Building Code (USBC) which incorporates the 2006 International Residential Code (IRC) for residential construction.

MINIMUM SUBMISSION REQUIREMENTS

All submissions for an addition must include the following:

- ✘ Two sets of building plans (see below for requirements)
- ✘ Two copies of the energy calculations – if needed
- ✘ One approved copy of the grading plan (For more information, please contact the Grayson County Building Inspector's Office.)

BUILDING PLANS

Building Plans must meet the following requirements:

- ✘ Minimum scale of 1/8 inch = 1 foot; all dimensions must be shown on plans
- ✘ Code year used for the design (2006)
- ✘ Name, address, and occupation of the building designer
- ✘ If plans are prepared by a Virginia registered design professional, at least one set of plans must bear the original seal, signature, and date. This set will be retained by the county.
- ✘ List of material specifications including, but no limited to: grade and species of lumber, concrete strength, and steel strength
- ✘ List of design load criteria: live load, dead load, snow load, wind load, bearing capacity, and lateral earth pressure (For Grayson County, ground snow load = 30psf and wind speed = under 4000 ft;110 mph)
- ✘ Foundation plan
- ✘ Footing details (minimum footing depth is 18")
- ✘ Floor plans of all levels with all rooms labeled
- ✘ Location of smoke detectors
- ✘ Structural framing plans for each level accurately detailing all members, sizes, span lengths and spacing
- ✘ Structural details of connections
- ✘ Evaluation report from the International Code Council (ICC) Evaluation Service and load calculations for all adjustable columns
- ✘ Typical wall section with sheathing thickness and type
- ✘ Wall bracing including method, location of braced wall panels and any special requirements. Proprietary products require an evaluation report.
- ✘ Building cross sections with all posts, joists, and beams labeled.
- ✘ Insulation R-values or Rescheck Compliance
- ✘ Structural framing plan for roof.

Helpful Hint: Truss shop drawings for pre-engineered floor or roof trusses may be submitted directly to Building Plan Review after the building permit has been issued, but prior to any truss erection. Attach the Truss Plan Cover Sheet to a minimum of two sets of shop drawings; at least one set must have an **original** seal and signature of the truss designer. Approval can be obtained while you wait.

- ✘ Elevations (front, sides, and rear) indicating window and door dimensions
- ✘ Whirlpool/Jacuzzi/oversized tub manufacturer's information showing structural loading requirements
- ✘ Location of safety glazing
- ✘ Manufacturer's design specifications for prefabricated fireplaces

GRADING PLAN – ALL EROSION AND SEDIMENT CONTROL LAWS

A grading plan is a drawing of your construction site showing existing and proposed topography, environmental controls, demolition, and improvements to the land.

PERMIT PROCESS

1. The review process begins when the grading plans and/or the building plan are complete and have been submitted, along with a building permit application has been assigned, and the grading plans may proceed.
 - ✘ The building plans will then be scaled to determine the permit fee. When the permit fee is paid, the plans will be forwarded to Building Plan review.
 - ✘ Zoning reviews the grading plan to ensure setback requirements, as set forth by the County Zoning Ordinance, are maintained. The Zoning Permit Review Branch is located at the Grayson County Courthouse, telephone number (276-773-2322).
 - ✘ Health Departments will review for compliance to the applicable building codes and will sign off on the building permit application only after obtaining approval from all other agencies.

Helpful Hint: The grading plan review process and the building plan review process can take place simultaneously; however, final approval by Building Plan Review will be delayed until the approved grading plan is submitted for review with the building plans.

TRADE PERMIT PROCESS

All Tradesman Licenses must be submitted prior to inspection. Electrical, plumbing, and mechanical permits do not require a plan submittal; code compliance will be determined at the time of the inspection.

FEES

For more information on the related fees for a new home contact the following:

- ☎ **Building Inspector's Office** for building, electrical, and mechanical permits at (276) 773-2322 or (276) 236-8149

- ☎ **Health Department** for fees related to septic systems and wells at (276) 773-2961
- ☎ **VDOT** area headquarters at (276) 228-2311

AFTER OBTAINING A PERMIT

You must call Appalachian Power Underground Line Location **(800-552-7001)** before excavating to ensure that the construction does not interfere with underground utility lines. If you fail to contact Appalachian Power and damage occurs, you will be liable for all costs of repair.

INSPECTION REQUIREMENTS

- ☺ A copy of the approved permit, grading plan, and building plans must be available to the inspector during each inspection.
- ☺ A companion handout, entitled New Home Inspections, provides a complete list of required residential inspections for new single family dwellings, the appropriate inspection agency, the type of permit to which the inspection applies, and the stage of construction at which the project should be inspected.

SCHEDULING AN INSPECTION

It is the responsibility of the permit holder or the permit holder’s representative to notify the county when the stages of construction are reached that require an inspection. Ladders, scaffolds, and testing equipment required to complete an inspection must be provided. Inspection requests may be made using one of the three methods listed below; please have your permit number available when scheduling an inspection.

- ☎ Building Inspector’s Office: (276) 773-2322; 8 am – 4:30 pm; Monday-Friday

INSPECTION	DATE & TIME	REINSPECTION DATE & TIME (If needed)	3 rd INSPEC \$40 Re-ins
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Footings, Excavations, & Reinforcements			
Foundation			
Slab			
Framing			
Electrical			
Mechanical			
Plumbing			
Insulation			
Final			
Additional inspections & Test			