

Plan Submittal Guidelines

Structures that fall into the following Risk categories shall be designed to meet the following wind loading based on ASCE 7-10:

Risk Category I	131 MPH 3-second gusts
Risk Category II	148 MPH 3-second gusts
Risk category III & IV	157 MPH 3-second gusts

All plan submittals as of April 1, 2014 shall include a digitized copy.

Residential new construction

3- Full size set of plans 24 x 32 inch paper minimum (¼ inch architectural scale minimum and 1"=10' minimum for civil drawings)

Building application

Zoning application

Restrict covenants form

ARB approval stamps and permits

Encroachment permit

RESCheck- by the Department of Energy (free download)

Manual J, D, and S

Air leakage testing report required on all HVAC duct systems prior to final approval

Window data information:

DP rating

Windborne debris protection means

Solar heat gain information

Fenestration information

Residential exterior additions or remodel

Same as for new construction when there is an overall footprint, or impervious surface change.

**When there is no footprint change or change to impervious surface submit the following:

2- Full size sets of plans

ARB approval stamps and permits

Building application

Residential interior remodel

2- Full size sets of plans (to scale listed above for new construction)

Building application

Commercial submittals for new construction

All submittals when be submitted to Charleston County first
3- Full size sets of plans using scale requirements for new construction.
ARB approval stamps and permits
Encroachment permits
Building application
Charleston County zoning application

COMCheck-by the Department of Energy (free download)
Window data information:
DP rating
Windborne debris protection means
Solar Heat Gain information
Fenestration information

Commercial exterior additions

Same as for new construction

Commercial interior remodel

2- Full size sets of plans shall be submitted to the Town of Kiawah
Building application

***** If you have not submitted to the Town of Kiawah for a contractor's license you will need to complete and submit this application prior to submitting any document for upcoming projects.***