



# Iredell County

## Building Standards Division

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### **Guidelines for Expedited Plan Review**

Following initial submittal wait time for a standard plan review to begin is typically 10 or more working days. Because of this, an alternative for projects of relatively minor scope has been instituted in order to expedite the review process for those projects.

Iredell County's Expedited Plan Review is intended for use by those who are familiar with standard review process, have prepared their plans accordingly, and are aware that while the project is review without delay – it might not receive immediate approval by our department.

#### **The following types of projects are eligible for Express Plan Review when staff is available:**

- Structures such as tanks, towers, signs, utility buildings, etc.
- Minor structural repairs to existing buildings.
- Minor changes to the interior of existing occupancies.
- Non-restaurant business occupancy upfits under 2,500 square feet.
- Mercantile occupancy upfits under 2,500 square feet.
- Storage occupancy upfits under 2,500 square feet.
- Modular buildings under 2,500 square feet.
- Modular school buildings of any size (subject to time constraints).

#### **Projects for Express Plan Review consideration:**

- All projects must have a valid zoning clearance from the zoning department having jurisdiction.
- All projects listed above, may or may not need a written Fire Marshall approval letter from the Fire Marshall with jurisdiction. Contact and verify this requirement with the Fire Marshall within the project jurisdiction prior to submitting for plan review.

The General Contractor for the project shall be the one to initiate the Express Plan Review and must be prepared to receive the permit and pay the associated fees upon approval.

Interested parties are requested to telephone Tracee Stikeleather (704-928-2021 – extension 2021) for information regarding the review – adhere to all guidelines and limitations – the Contractor will present the plans to the Plan Review Department – fill-out the necessary forms – The next available Plan Review Specialist will review the project – from this point the process follows the path of any commercial project within the system; i.e. review of appendix B, site plan, architectural plans, any relevant trades, and accessibility features for code compliance – the Plan Review Specialist may find it necessary to contact the design professional or designated contact with review commentary in the event plans are not code complaint or to notify them of approval for permitting.