

# NORTH CAROLINA MODULAR PLANS REVIEW CHECKLIST

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revised May 2011

**Manufacturer**  
**Model number/name**  
**3rd Party**  
**Review Date**  
**Reviewer**

**Plan Sheet Page # and NOTES**

**QC MANUAL** (current and complete)

**APPENDIX B** (required and attached)

**PLAN SHEETS**

Each plan sheet third-party stamped with approver's name  
 Each plan sheets is numbered and/or indexed

**GENERAL (cover sheet)**

Code References  
 Statement regarding connection to public utilities  
 Statement regarding bathrooms if not included  
 Construction type  
 Occupancy classification  
 Fire resistance ratings (if required)  
 Floor live load  
 Roof live load  
 Design wind velocity  
 Seismic information (commercial projects)  
 Thermal zones  
 Notice to inspections department regarding items to be site inspected

**FLOOR PLANS**

Interior and exterior wall layouts  
 Door and window schedule  
 Light and Ventilation requirements  
 Attic access (size and location)  
 Non-prescriptive headers  
 Safety glazing requirements  
 Fire rating of Exterior walls (if applicable)

**EXTERIOR ELEVATIONS**

Exterior materials  
 Attic ventilation requirements

**PLUMBING**

Plan  
 All fixtures furnished by mfg. shown on plans  
 Materials (water supply & distribution, DWV, storm drainage)  
 Supply and waste risers, including DWV system (generic) beneath the building.  
 Water heater (type and capacity)

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**MECHANICAL**

- Design calculations
- Installed unit capacity
- Supply and returns (locations and sizes)
- Duct sizes
- Specifications (units, ducts)
- All appliances furnished by mfg. shown on plans

**ELECTRICAL**

- Plan
- Location of all electrical boxes
- Electrical panel location
- Note regarding main disconnect (if applicable)
- Exterior lighting and receptacles
- Ground level receptacles (if applicable)
- Smoke detector location(s)
- Electrical load calculations
- Electrical panel layout (breaker and wire sizes, circuit schedule)
- Panel and service entrance sizes
- All fixtures furnished by mfg. shown on plans

**ACCESSIBILITY**

**(for other than 1 & 2 family dwellings)**

- Entrances and means of egress
- Doors, doorways, and door hardware
- Stairs and handrails
- Toilet rooms, plumbing fixtures, grab bars, etc
- Bathrooms and shower rooms
- Occupancy specific requirements
- Multi-family dwellings: Type A and B units

**FLOOR X-SECTION**

- Joists and beam sizes and spacing
- Materials species and grade
- Sheathing, decking, and concrete as applicable
- Fastening instructions
- Insulation
- Details as required for clarification

**WALL X-SECTION**

- Stud and column sizes and spacing
- Materials species and grade
- Sheathing and bracing
- Headers and lintels
- Finishes
- Fastening instructions
- Insulation
- Details as required for clarification

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**CEILING / ROOF X-SECTION**

- Truss, rafter, and beam spacing
- Lumber species and grade
- Sheathing and decking
- Finishes
- Fastening instructions
- Insulation
- Details including NC sealed truss designs or manual reference

**FOUNDATION PLAN**

- Footings, pier, and curtain wall locations and specifications
- X-sections with dimensions
- Anchorage - sill plate to piers and curtain wall
- Anchorage - building to sill plate
- Anchorage - tie downs (lateral and longitudinal)
- Soil bearing capacity
- Minimum concrete compressive strength
- Mortar type
- Ventilation requirements (with and without vapor barrier)
- Crawl space access requirements

**ENERGY COMPLIANCE**

- Demonstrated compliance

**SET-UP INSTRUCTIONS**

- Floor and ceiling connections
- Marriage wall connections
- Roof set-up and connection
- Plumbing connections
- Mechanical connections
- Electrical connections
- Fire stopping
- Air infiltration elimination
- Notice to inspections department attachment if set-up instructions are by attachment

**ITEMS NOT INSPECTED IN PLANT**

- List of items not inspected by 3rd. Party
- Notice to inspections department