



# City of Columbia DEVELOPMENT CENTER

1136 Washington Street  
Columbia, SC 29201  
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## RESIDENTIAL/DUPLEX ACCESSORY BUILDING

- If project is in a **DESIGN OR HISTORIC DISTRICT** (DD or DP) – refer to information sheet for supplementary review requirements.
- If project is in **FLOODPLAIN OR FLOODWAY** – refer to information sheet concerning supplementary requirements.
- If project requires connection to or extension of City **WATER AND SEWER** lines, refer to information sheet concerning supplementary requirements.

**For applications and further information please visit our website at:  
[www.columbiadevelopmentservices.net](http://www.columbiadevelopmentservices.net)**

### SUBMITTAL REQUIREMENTS

#### **Submit plans to: CITY OF COLUMBIA DEVELOPMENT CENTER**

Below are the plans necessary for review of an Accessory Building. Please note that incomplete plans will not be accepted for review. **ALL PLANS MUST BE TO SCALE.**

**RESIDENTIAL NEW CONSTRUCTION/ADDITION PERMIT APPLICATION: 1 copy**

**CONTRACT (VERIFICATION OF JOB COST): 1 copy**

**PLAN REVIEW FEE- \$25**

**SITE PLAN: 3 copies at 8 ½” x 11” Minimum**

- Address;
- Tax Map Sheet #;
- Lot lines with location of accessory building with setbacks from lot lines and other buildings on lot;
- Lot coverage calculation (a = total area in lot; b = area of building and structures on lot. Lot coverage = b divided by a).

**BUILDING PLANS: 2 copies at 8 ½ “ x 11” Minimum**

- Floor plan;
- Foundation plan.

**ENERGY EFFICIENCY COMPLIANCE – 1 copy**

- NOTE - This is required only if you are planning on heating or cooling the structure.
- All projects will need to comply with the 2009 International Energy Code Sections which are referred to as the mandatory provisions and either: (a) the prescriptive approach; or (B) the performance approach.
- You may also demonstrate compliance by using REScheck software which can be found at the following website: [www.energycodes.gov/rescheck/](http://www.energycodes.gov/rescheck/)