



Iredell County Building Standards

349 North Center Street

P.O. Box 788

Statesville, NC 28687

[Online Permitting, Plan Review and Inspection Requests](#)

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Change of Use – conversion of residential dwelling to commercial use

General Comments:

1. Complete the **application process** via [Iredell County Citizen Self-Serve](#).
2. [Log-in](#), or [register for an account](#) if you do not already have one.
3. **Provide requested information**, upload support documents, and plans for your project when prompted.

Site Plan:

1. Provide simple site plan (prepared by a NC registered design professional) indicating accessible elements serving the structure; e.g. accessible parking, accessible route, ramp, entry, exits, etc. Note [NCSBC section 1104](#) – which requires an accessible route to connect all accessible elements on site and within the structure. This includes public sidewalk, accessible parking, exits, and adjacent structures on the property.

Building requirements for new use:

2. Engineered design (prepared and sealed by a NC registered design professional) for accessible ramp to include all structural, egress, and accessibility features required; per NCSBC [1010](#), [1012](#), and [1013](#)/ ANSI 117.1 [section 405](#).
3. Structural analysis by a NC registered design professional of primary structure addressing increase in minimum live and dead-load capacity from SFD residential to commercial per NCSBC table [1607.1](#). This analysis must be sealed.
4. Egress Illumination per NCSBC [1008](#).
5. Stair Railings must meet NCSBC [1014](#); one railing each side of staircase is required. Existing railing shall meet [1607.8.1](#) and be addressed by a NC registered design professional via letter attesting to current compliance or provide supplemental design.

Accessibility additions, alterations, required steps for compliance:

6. Verify accessible parking meets ANSI 117.1 section [502](#) (accessibility code). A minimum of one van accessible space must be provided, with proper signage and 8' access aisle.
7. Provide an accessible route from accessible parking space to ramp serving as entry to structure (NCSBC 1104).
8. Provide accessible ramp complying with NCSBC [1012](#) and ANSI 117.1 section [405](#).
9. Accessible route (& ramp) shall lead to the designated accessible entrance serving the structure/ tenant space.
10. Primary entrance must be made accessible: 32" minimum clear width, threshold height complying with ANSI 117.1 section [303](#), and door operator must conform to ANSI section [309.4](#).
11. Within structure an accessible route must be provided from the entrance to area(s) of primary function and accessible elements; e.g. reception, offices, restroom(s), break area, exits per NCSBC [1104.3](#).
12. An accessible restroom with a water closet (toilet) per ANSI 117.1 section [604.3](#) & NCSPC [420](#); consisting of a 60"x60" area for disabled access shall be provided. Grab bars per ANSI 117.1 figures [604.5.1](#) & [604.5.2](#).
13. Drinking fountain may be required per NCSPC section [403.1.1](#) and table [403.1](#). Must be accessible per ANSI 117.1 section [602](#).
14. All doors serving accessible spaces or along accessible route per ANSI section [309.4](#) (lever type operators).

It is recommended the recipient consult with a NC registered design professional to determine any additional relevant issues requiring resolution and to ascertain the extent all items must be addressed for minimum code compliance.

The issuance of a permit or approval of plans or specifications shall not be deemed or construed to be approval of any violation of any of the provisions of the North Carolina State Building Codes, or State, or local ordinances or regulations.