

Glossary of Terms



- Redi-Review: A master set of structural and architectural plans that once approved are used multiple times to construct the same single family dwelling design.
- Design Professional Seal: The seal of an engineer or architect licensed in the state of North Carolina affixed to a set of plans affirming that the plans are structurally sound.
- Designer: A residential design professional that draws plans for a single family residence. They may or may not have the ability to seal plans.
- Homeowner: Property owners who live in a single family dwelling for a period of one year after completion.
- Master Electronic Plan Submittal: Plans submitted electronically that are reviewed and approved once to be used multiple times in constructing single family dwellings.
- Minor revisions: Non-structural, plan changes noted by the plans examiner that do not affect the configuration of the house (i.e. add flashing on deck).
- Major revisions: Plan changes to the structural components of a dwelling such as adding square footage, reconfiguration or adding load to supporting members.
- PDF: Adobe formatted document that does not allow changes or edits.
- Plot plan: Drawing to scale showing placement of structure on the property.
- Well & Septic permit: Separate permits obtained through the officiating county.
- Recorded map: Subdivision and/or lot approved by the Planning Department and recorded with the county's register of deeds.
- Public Improvements: The installation of curb and gutters, sidewalk, street paving and water/sewer lines.
- Contractor license and insurance: All contractors performing work over \$30,000.00 are required to have a building license unless the home owner is

doing the work themselves. An electrical, plumbing and mechanical license is required regardless of the cost of construction. Homeowners performing the work themselves are exempt if they live in the structure for one year and do their own work.

- Contractor exemption: Homeowners acting as their own general contractor are exempt from contractor licensing when they intend to live in the house for a minimum of one year. Building contractors performing work under \$30,000.00 are also exempt from state licensing.
- Workers' compensation: A form of insurance that provides compensation medical care for employees who are injured in the course of employment, in exchange for mandatory relinquishment of the employee's right to sue his or her employer for negligence. General Contractors are required to obtain Workers' comp before performing work. If company has less than three (3) employees, they may be exempt.
- General Contractor: A person or company who contracts for and assumes responsibility for completing a construction project. They hire, supervise, schedule and pay all subcontractors.
- Contractor: A person or company who contracts to provide supplies or to perform a specific service.
- Sight Triangle: Information shown on the plot plan and recorded map that identifies areas that may be hazardous on streets or thoroughfares.
- Architectural scale: A specialized ruler used in making or measuring from reduced scale drawings, such as blueprints and floor plans. (example $\frac{1}{4}'' = 1'$)
- Engineer scale: A tool for measuring distances and transferring measurements at a fixed ratio of length (example $1'' = 30'$)
- Truss: An engineered product used for roof and floor/ceiling assemblies.
- Elevations: Architectural renderings showing the front, side and rear views of a structure.
- Field changes: Major structural changes as determined by the field inspector that requires re-review of plans and may result in a re-review fee.
- Re-Submittal: Projects that have been through the plan review process that resulted in unresolved issues. Re-submittal occurs when all issues have been addressed and the project is ready to be reviewed again.

- Setback: An area set off of the property line in which a building may be located.
- Easement: The right of one property owner to make use of the land of another for a limited purpose such as a right of passage.
- Right of Way: Public way permit that allows travel over property, such as a street, road, sidewalk, or footpath.