



Currituck Planning & Community Development Department

Requirements For Finishing An Attic, Room Over the Garage/Bonus Room Space

Scope:

This document addresses a modification of an unconditioned space to a conditioned or habitable space which requires no other structural modification. Unless noted on the plan it is assumed that the current existing area of the proposed alteration meets the current code for floor loading, exiting, stairs, landings, etc.

Document Requirements:

1. One (1) copy of a completed Residential Permit Application.
2. One (1) PDF set of the floor plan of the complete unfinished area drawn to a 1/4" to 1'-0" scale. The drawing should include the following information (example below):
 - a. Indicate the portion of the space to be modified, identify the uses of the rooms.
 - b. Indicate the location of any required attic access.
 - c. The overall dimensions of the space and the dimensions of the new work.
 - d. The size, species, grade, spacing and span of the existing rafters.
 - e. The size, species, grade, spacing and span of the ceiling joists.
 - f. The name and address of the person designing the plan.
 - g. Wall construction description.
 - h. If sleeping rooms are designated include the following notes on the plan:
 - i. Emergency egress meeting the requirements of the North Carolina Residential Building Code, Section R310 will be provided.
 - ii. Smoke detectors, carbon monoxide alarms, meeting the requirements of the North Carolina Residential Code section R314, R315, and the National Electrical Code section 210.12 shall be provided.

Plan Check Requirements:

1. Verify the rafter span for a 30 psf total load (20 lb. live load and 10 lb. dead load)
2. Verify the ceiling joists to meet span requirements.
3. Verify existing floor joist meet span requirements. (30 lb. live and 10 lb. dead minimum)
4. Verify the required notes (in section h above) if the room is to be used for sleeping purposes.
5. Calculate the gross square feet of the area to be modified.

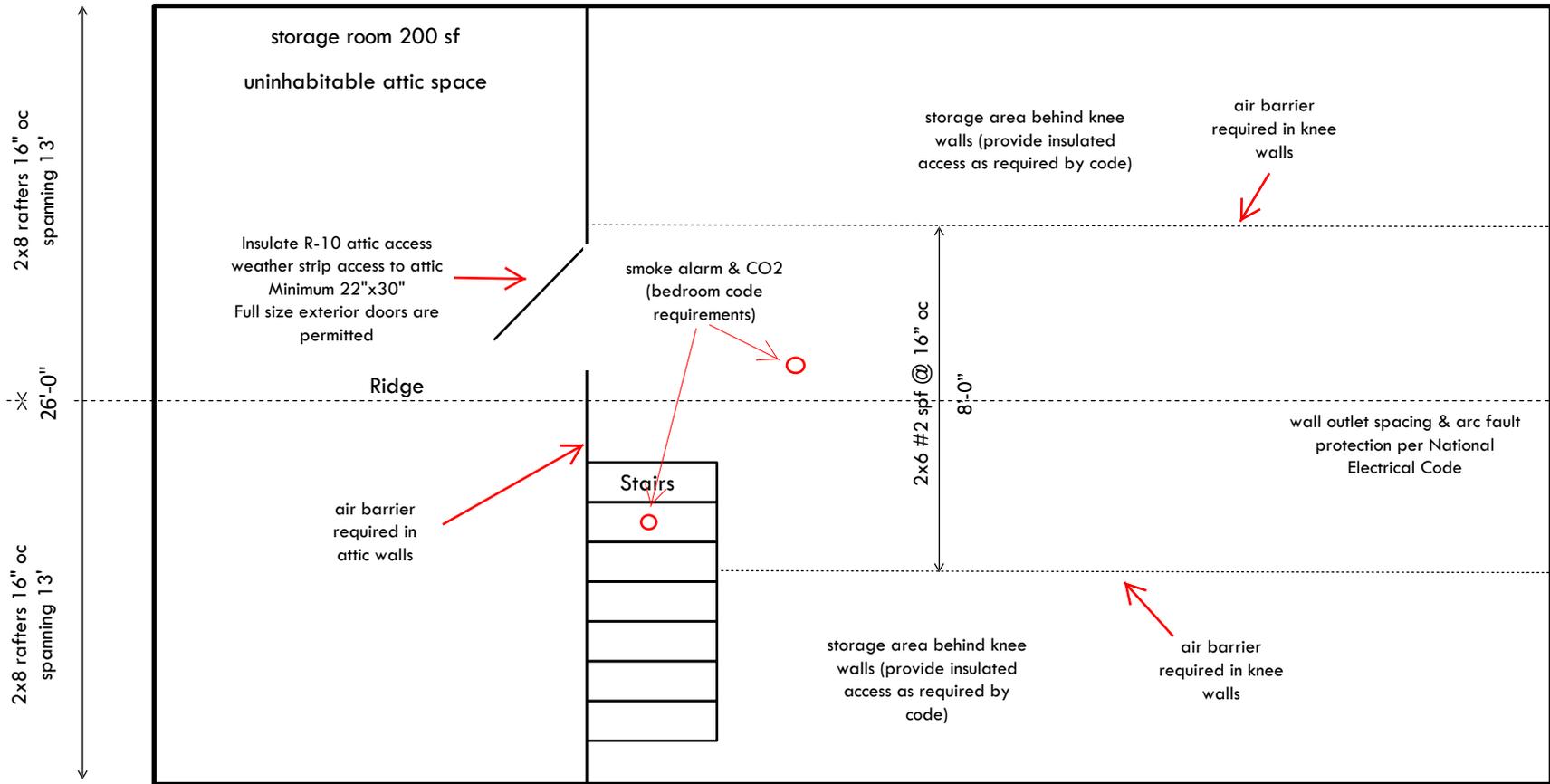
Inspections:

1. Rough-in. To be scheduled when all the rough framing, electrical, mechanical, plumbing, and fire stopping is complete and the ventilating air baffles have been installed, but before the installation of any insulating materials. Note: The ventilating air baffles are applied to the underside of the roof rafters to allow for cross ventilation. Furring the rafters may be necessary to accommodate the insulation. An insulated attic access 22" x 30" may be required.
2. Insulation. Insulation may be installed only after the rough-in inspection has been approved. This inspection to be scheduled when all required floor, wall and ceiling insulation has been installed, but before any portion of the insulation is covered.
3. Final. To be scheduled after all work (wall coverings, building, electrical, mechanical, and plumbing systems, etc.) is complete.



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Bonus room 400 sf
habitable space



Existing clear floor joist spans = _____

Insulation:

Walls _____ (R-15 Min.)

Floor _____ (R-19 Min.)

Ceiling _____ (R-38 Min.)

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Scale 1/4"=1'-0"

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