



CHEROKEE COUNTY

Building Safety

110 Railroad Ave.

Gaffney, SC 29340

Office 864-487-2561 Fax 864-902-1100



Residential Building Permit Requirements

- An address letter for the site, obtained from the Addressing Office.
- A completed Residential Building Permit Application.
- A properly filed and recorded Disclosure Statement if the permit is being obtained by the property owner.
- An approval from DHEC on the septic tank system or a statement, stating that the site is serviced by a public sewer system.
- Construction drawings for the new dwelling (these may be owner prepared).
- A site plan showing the location of the dwelling to any related property lines, wells, septic systems, etc.
- Curb Cut Approval from, Cherokee County Roads and Bridges (if the site is on a County Road), and from Department of Transportation (DOT), (if the site is on a State Highway). This must be turned in to us, verbally or written, from the correct agency, before the Permanent Power Inspection .
- If disturbing less than an acre of land, a DHEC Land Disturbance (less than an acre) Application, must be completed. If disturbing more than an acre of land, then an approval letter from DHEC must be submitted.
- Payment for any applicable fees.

The State allows a property owner to pull a permit to construct his own home with certain limitations: These limitations are explained in the "Disclosure Statement" mandated by the State of South Carolina.

A residential plan review is required for all residential construction projects. This process allows us sufficient time to review construction documents against current codes and verify proper licensing of the contractors. This review process will be completed, and the contractor notified of the results, as soon as possible but no later than three (3) business days after completed submittal.