

Accessory Structure - Commercial

Permit Type(s) and Work Class(es)

“Accessory Structure” – “Commercial Inhabitable”, “Commercial Uninhabitable”

Required Documents for Permit Application

- City of Charleston [Commercial Alteration Application](#)
- Architectural & Structural Construction Documents
- Site plan showing the location and needs to show any grand trees to determine if we can approve at that location
- Pre-Construction [Floodproofing Certificate](#), if applicable
- Pre-Construction [V-Zone Design and Breakaway Wall Certificates](#), if applicable

Applicable Fees

- [Building and Trade Permit Fee Schedule](#)

Required City of Charleston and South Carolina Licenses

- Business License, City of Charleston
- General Contractor License, South Carolina

Required/Optional City Division Reviews

- Zoning
- Building Inspections
- BAR - if in designated district
- DRB - if in designated district
- Flood Design – if in designated district
- Engineering– (verifies utility and drainage easements)

Required/Optional Field Inspections

- INSP Commercial Building Foundation
- INSP Elevation Certificate- Under Construction (if necessary)
- INSP Commercial Building Sheathing
- INSP Commercial Building Strapping
- INSP Commercial Building Framing & Tie Down
- INSP Elevation Certificate- Final (if necessary)
 - Dry Floodproofing Certificate (if necessary)
 - V-Zone Design Certificate (if necessary)
 - V-Zone Breakaway Wall Certificate (if necessary)
- INSP Commercial Building Final

Required Non-City Approvals

- If it has its own address or meter, [CWS approvals](#)

Certificate of Construction Completion

- Required for new construction inhabitable accessory structures