

BUILDING CODE

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Sussex County

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CHIEF OF BUILDING CODE

SINGLE FAMILY CONSTRUCTION PLAN REQUIREMENTS **ADDITIONS – SUNROOMS – GARAGES (attached or detached) –** **SHEDS (400 sf or larger)**

One (1) COMPLETE SETS OF PLANS MUST be drawn to a legible scale with the following:

- **FOOTER / FOUNDATION PLAN showing:**
 1. Shape and overall size and dimensions.
 2. Size, depth & location of all post holes; dimensions between holes **OR** continuous footer size with number of masonry courses. (A continuous footer may require vents and access door. Show size & locations if applicable.)
 3. Pier or column footing sizes and locations and spacing. Include any pilasters.
 4. Size and location of girder(s) (if applicable).
 5. Sill plate & anchoring.
 6. Floor joist size and direction.
- **FLOOR PLAN showing:**
 1. Overall size and dimensions.
 2. Room sizes and label all uses (if applicable).
 3. Sizes and location of windows, doors and fireplaces.
 4. Attic access size and location (if applicable).
 5. Stair locations (if applicable).
 6. All header sizes, type and locations.
- **CROSS SECTION OF STRUCTURE showing:**
 1. Footing and foundation type.
 2. Size, depth & location of all post holes; dimensions between holes **OR** continuous footer size with number of masonry courses.
 3. Sub floor type and size
 4. Sizes and spacing of all girders / beams, floor / ceiling joists, walls, roof rafters (or trusses) and posts.
 5. All exterior wall coverings
 6. Roof pitches and all coverings.
 7. **Structures with upstairs to have a full view cross section.**
- **ELEVATIONS OF STRUCTURE showing:** front, rear and sides. (*How your project will look after it is built.*)
 1. Include location of all steps, windows and doors.

2018 Energy Compliance (RES Check) is required for conditioned additions and conditioned detached structures. Examples: Sunrooms, Bedroom Additions, In-Law Suite, Guest House, Pool House

