

## BUILDING CODE

MAIN OFFICE (302) 855-7860  
MAIN OFFICE (FAX) (302) 855-7821

INSPECTION SCHEDULING (302) 858-5500  
INSPECTIONS (FAX) (302) 855-7821

PLAN REVIEW (302) 855-7860  
PLAN REVIEW (FAX) (302) 855-7869



# Sussex County

DELAWARE  
sussexcountyde.gov

ANDY WRIGHT  
CHIEF OF BUILDING CODE

## **MULTI-FAMILY PLAN SUBMITTAL REQUIREMENTS**

### **For Townhouses and Duplexes**

Townhouse and Duplex Projects shall submit one (1) sets of plans, drawn to a legible scale, from a Registered Delaware Architect, with an original raised stamp seal and signature **OR** an original colored wet stamp seal with a color contrasting signature. The color wet stamp seal and color contrasting signature may be a pdf version. The plans shall consist of all the following:

#### **1. A County Planning/Zoning or Local Municipality Approved Site Plan showing-**

- a. Project name/location
- b. Building/Unit designation number(s)
- c. Overall dimensions and location of new structure(s)
- d. Property lines and streets or roads
- e. Distances from lot/property lines to the new building
- f. Distances of all structure(s) on same property to the new building
- g. Parking lot including all spaces and accesses

#### **2. Foundation Plan showing-**

- a. Overall size and dimensions of the entire building layout
- b. Footing and foundation sizes
- c. All re-bar and reinforcement size and location
- d. Pile foundations must be stamped by a Licensed Delaware Professional Engineer

#### **3. Floor Plan showing-**

- a. Overall size and dimensions of the entire building layout
- b. Interior and exterior dimensions must be site specific
- c. All rooms labeled for intended use
- d. U.L. design numbers on all fire rated assemblies or other acceptable testing firms

#### **4. Building Sections & Elevations showing-**

- a. All sections specifying materials (such as floors, walls, roofs & beams,) sizes and spacings
- b. An accurate detailed fire separation wall with an U.L. rating number
- c. Elevations of all sides of the building in its entirety
- d. Pre-manufactured, pre-engineered, pre-fabricated buildings to provide shop drawings separately with Delaware Architect/Engineer seals

#### **5. Additional Information-**

- a. Building Code plan review and inspection fees are based on the total value of construction x .005 for the entire building.
- b. Energy compliance forms (Resnet or Rescheck), & Manual J & S sealed by a Delaware Architect/Engineer, designed to the minimum 2012 IECC shall accompany construction plans at time of submittal.
- c. One (1) complete set of the aforementioned plans are required to be submitted. If the project is located within the County's sewer district, a second set will need to be provided to Sussex County's Engineering Permits Office.

