

BUILDING CODE

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Sussex County

DELAWARE
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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, and sealed by a Registered Delaware Architect. 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 (RES Check), & Manual J & S sealed by a Delaware Architect/Engineer, designed to the minimum 2018 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.



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