

BUILDING CODE

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Sussex County

DELAWARE
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ANDY WRIGHT
CHIEF OF BUILDING CODE

SINGLE FAMILY CONSTRUCTION PLAN REQUIREMENTS

POLE BUILDINGS

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.
 3. Location and size of all overhead garage doors, entry doors, and windows. Include all header sizes.
- **FLOOR/OVERHEAD VIEW 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 of post holes. Pole height up to 12': minimum 36" to bottom of footer; Pole height over 12': divide pole height by 4 to equal bottom of footer depth; Pole height over 16', need sealed plans.
 3. Height of posts from floor to bottom chord of roof trusses.
 4. Size of all headers / carriers and anchoring to posts. Min. (2) ½" through bolts or equivalent.
 5. Exterior side wall coverings include size and spacing of all girts.
 6. Size and spacing of engineered roof trusses to be installed. (Delaware sealed roof truss specifications to be on job site at time of framing inspection.) Include purlin size & spacing.
 7. Structures with a second floor to have a full view cross section with floor joist sizing. Cross section of stairs to second floor to be included.
 8. Structures with second story not within trusses need sealed plans.
- **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.

❖ **Pole buildings with approved habitable living space shall be built to single family home requirements. See Single Family Construction Plan Requirements.**



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