BUILDING CODE

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Sussex County
DELAWARE
sussexcountyde.gov

ANDY WRIGHT
CHIEF OF BUILDING CODE

TOWNHOUSE & DUPLEX PLAN SUBMITTAL REQUIREMENTS

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.