

FLOODPLAIN REQUIREMENTS

Floodplain Requirements

If the property is located within the 100 year floodplain, a Elevation Certificate is required at the time of permit application.

Kent County Code Article XXIV requires:

1. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding.
2. The bottom of all openings shall be no higher than one foot above grade.
3. Openings may be equipped with screens, louvers, valves or other covering or devices, provided they permit the automatic entry and exit of flood waters.

Additional Kent County Floodplain Requirements

For the towns in which Kent County enforces flood zones, the Town Flood Ordinance will be enforced.

- Bowers Beach
- Felton
- Frederica
- Little Creek
- Leipsic

DEPARTMENT OF PLANNING SERVICES DIVISION OF INSPECTION & ENFORCEMENT

KENT COUNTY ADMINISTRATIVE COMPLEX

555 BAY RD.

Dover, DE 19901

Phone: 302-744-2451 or 302-744-2452

Fax: 302-736-2123

Handicapped Accessible

www.co.kent.de.us/inspections-enforcement.aspx

DEPARTMENT OF
PLANNING SERVICES

SHEDS SITE BUILT & PRE-BUILT BUILDING PERMIT REQUIREMENTS



THE FOLLOWING REQUIREMENTS MUST BE PROVIDED FOR A BUILDING PERMIT FOR SITE BUILT SHEDS

- Accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area is not greater than 300 square feet are EX-EMPT from permits.
- Ownership information, address, phone number, and current taxes paid.
- Two sets of plot plans
- If the property is located within town limits of jurisdictions not handled by Kent County, a permission letter/permit verifying town approval of the project is required.

Ownership Information

1. Property owner name, address, and telephone number.
2. If applicable, building owners name, address, and phone number if different from property owner.
3. Written permission is required from the property owner when renting or leasing a property.
4. Building permits cannot be issued to property owners who are delinquent in payment of County taxes or in violation of Kent County Codes for the builder or property owner.

Construction Plans are needed for Sheds Greater than 300 Square Feet in Size

Construction plans are to consist of two sets of plans showing the project in sufficient detail to ensure building code compliance.

Typically the following will be considered sufficient:

- Foundation plans and details
- Floor plans
- Typical Cross Section
- Elevation drawings

Plot Plans

A prepared survey or scaled drawing of the property with the proposed location of the new building, proposed addition, or improvement is preferred.

A plot plan will show:

- The overall dimensions of the property.
- Street or road frontage(s) and the name of the road(s).
- Location of any existing structures and proposed structures with measurements from all four (4) property lines.
- Location of septic or hook-up to public sewer.
- Location of the septic system and the distances from any structures.
- North direction.

CONSTRUCTION & ANCHORING REQUIREMENTS

Kent County Supplement to the International Residential Code, R403.1.1.1, Exception 3:

- Residential accessory structures shall be leveled and secured with tie-downs or equivalent manufactured home anchoring devices, one each corner. Structures 20 feet or more in length shall have two additional anchors installed one each side mid-span.
- All lumber and wood siding is to be pressure treated from grade to eight inches above finished grade.

** Residential accessory structures greater than 300 square feet require permanent type foundations and are not considered sheds.