

Amendment to Chapter 2, Section 2-2 of Town of Bethel Ordinances Passed December 6, 2016

ORDINANCE #10-04-2016

AN ACT TO AMEND CHAPTER 2 OF THE CODE OF THE TOWN OF BETHEL,
DELAWARE, RELATING TO BUILDING PERMITS

Be it enacted by the Town Council of the Town of Bethel:

Amend Chapter 2, Section 2-2, by deleting previous Section 2-2 and substituting in lieu thereof the following:

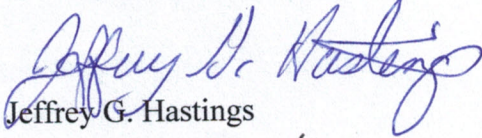
Sec. 2-2 Building, Permit Required

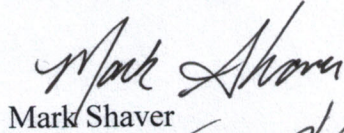
- a) No person shall construct, alter, repair or demolish any building or structure within the City limits without first having secured a permit in accordance with the Zoning Ordinance.
- b) Bethel building permits are required for implementation of new construction and/or modification to existing structures on every lot within the town limits of Bethel. Applicants are advised to review all Town Ordinances prior to implementation of any projects
- c) Before applying for a Bethel building permit for construction of a new house, the applicant must submit a copy of the approved Sussex County building permit for the proposed home construction. Upon receipt of a copy of this permit and the Town of Bethel Building Application outlining the purpose of the proposed changes, the Town shall conduct its review of the proposed new construction for approval.
- d) For projects other than new construction, the applicant must provide any required Sussex County building permits relating to the project to be retained in the Town records. The Town designee may require additional documentation such as surveys, architectural drawings, estimated costs of completion, or other documents. Implementation of the proposed project may begin once the Town has reviewed and approved the Building Application.
- e) The Town of Bethel requires building permits on all of the following projects in addition to the Sussex County building permits mentioned above.
 - 1. All additions to existing buildings
 - 2. New decks and/or pation increases in deck and/or patio size over 4 feett wide

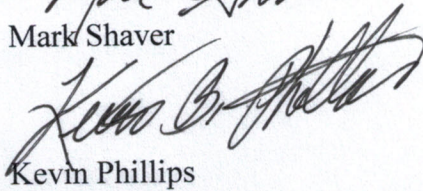
3. Applicant must procure from the Sussex County Building Department any requirements for fencing or safety concerns applicable to the permit request of all swimming pools, above and/or below ground.
 4. New garages and/or garage additions
 5. Construction of a porch or enclosure of an existing porch for living area, whether for seasonal or year-round use
 6. Total replacements of roofs on existing buildings when a complete tear off is done, regardless of the types of roofing materials used.
 7. New windows, doors, or siding when done in its entirety or for any new addition
 8. New outbuildings or additions to existing outbuildings
 9. New windmills or changes to existing windmills
 10. New solar panels or changes to existing solar panels whether for field or roof mounted application
 11. All new and/or total replacement of fences of all varieties or replacement material types.
 12. Manufactured sheds or any other manufactured buildings placed on any lot within Town limits
- f) The Town of Bethel requires copies of the additional permits to retain with Town records:
1. Copies of plumbing and electrical permits as required by the Sussex County
 2. Copy of DNREC approval for all new septic systems and planned repairs
 3. Copy of DNREC approval for new wells
 4. Copy of DNREC approval for piers or docks.
 5. DelDOT Entrance Permit
- g) Building Permit Fees are as follows:
1. \$25.00 for projects estimated to cost less than \$10,000.00
 2. \$100.00 for projects estimated to cost between \$10,001.00 to \$50,000.00

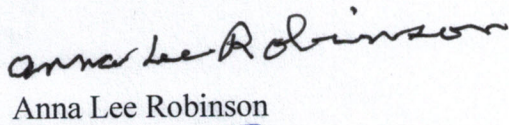
3. Projects estimated to cost over \$50,001.00 or more is calculated at \$2.00 per \$1,000.00 of the estimated total cost

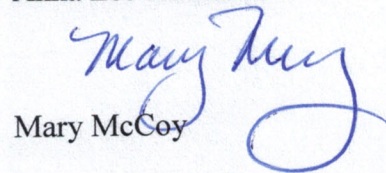
First Reading: October 4, 2016


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