

Projects That Require a Zoning Certificate

Residential

New Residential Building

Alterations, Additions and Remodeling (when a major structural modification is made).

New Garage or Accessory Building

Fences

Decks and Porches

Storage Building – Less than 200 sf.

Storage Building – More than 200 sf.

Generators

Pools and Hot Tubs

Solar Generation (Roof or Ground Mounted)

Car Port

Conversion of a Residential Single-Family Home to Duplex or Multiple Family.

Commercial

New Commercial or Industrial Building

Additions and Remodeling (when a major structural modification is made).

Change in Occupancy or Use (Certificate of Use).

Signage

Note: For the above projects a Zoning Certificate is required before seeking a Building Permit when a Building Permit is required.

Projects That Require a Building Permit
Issued by Delaware County Department of Building Safety

Residential

New Residential Building

Alterations, Additions and Remodeling (when a major structural modification is made).

New Garage or Accessory Building

Decks and Porches

Storage Building – More than 200 sf.

Pools and Hot Tubs

Solar Generation (Roof or Ground Mounted)

Plumbing (Issued by Delaware Health Department) to include:

- Replacing water heater
- Installing new water distribution lines or sanitary drain lines for additions, remodeling and new construction.
- Replacing water service line
- Replacing sanitary service line
- Installing new gas line

Permits are not required when: - Repairing or replacing the following plumbing fixtures: sinks, toilets, bathtubs, showers. (Note: same size & location) - Repairing water distribution lines or sanitary drain lines within a dwelling.

Heating Ventilation and Air Conditioning to include:

- Replacing air conditioning unit
- Replacing furnace
- Replacing heat pump
- Installing supply or return air ductwork for additions, remodeling, and new construction
- Construction and installation of a prefabricated fireplace
- Installation of a vented or ventless gas heating unit

Permits are not required when: - Replacing floor registers. - Repairing supply air or return air ductwork. - Repairing a furnace.

Electrical to include:

- Replacing the electrical service panel
- Installing new wiring and boxes for two or more outlets or light fixtures
- Installing underground or overhead wiring
- Installing wiring and equipment for baseboard heating
- Installing wiring for a through wall heating and air conditioning unit
- Installing wiring and equipment for a whirlpool or hydro massage tub
- Installing wiring and equipment for a hot tub
- Installing wiring and equipment for a pool

Permits are not required when: - Replacing outlets, switches, or cover plates. - Replacing breakers. - Replacing old light fixtures with new fixtures of the same weight. - Replacing old ceiling fans with new fans where the existing mounting boxes were designed for the weight of a ceiling fan. - Replacing heating elements in a water heater

Structural to include:

- Construction of a carport
- Enclosing a carport or conversion into garage or habitable space
- Construction of a garage
- Construction of an addition
- Construction of a screen porch
- Construction of a deck
- Construction of a swimming pool including in ground or above ground.
- Remodeling of interior of a structure
- Replacement windows with a larger size
- Replacing structural walls, rafters, floor joists, trusses, stairways, headers, beams or columns
- Replacing foundation walls
- Adding windows or foundation egress windows
- Construction of a fireplace, whether prefabricated or masonry
- Installing new sidewalks or driveways
- Installing or replacing a fire escape
- Replacing a front porch

Permits are not required when: - Replacing roof shingles. - Repairing or replacing roof sheathing. - Replacing windows of the same size. - Replacing siding. - Repairing a fireplace; providing only minor repairs are needed. - Painting. - Installing or replacing gutters and down spouts. - Repairing decking boards on a porch or deck. - Replacing doors of the same size. - Installing or replacing existing driveway or sidewalks.

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