



NEW CASTLE COUNTY

When is a Building Permit Required?

DEPARTMENT OF LAND USE

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New Castle County Code, Chapter Six, Section 06.03.012 (Permits) defines permit requirements and work exempt from a permit. This document summarizes the referenced code section and is not all inclusive. Please refer to Chapter Six for a more comprehensive list. Additionally, even though a permit is not required for a project, the project must still comply with all applicable construction and zoning codes.

RESIDENTIAL

Building Permits Required For:

- New Homes
- Additions
- Porches (open or enclosed)
- Decks (every deck requires a permit)
- Garages
- Sheds (over 200 square feet)
- Swimming Pools (above ground and in-ground)
- Fireplaces (masonry or factory-built)
- Altering existing spaces or rooms (including basement area)
- Dormers
- Structural repairs or alterations
- Re-roofing that involves 25% or more replacement of sheathing
- PV Solar Panels (ground-mounted)
- Water-heating Solar Panels – requires a utility permit

Building Permits Not Required For:

- Siding
- Re-roofing (without 25% or more replacement of sheathing)
- Replacement windows/doors without adding structural framing / using existing opening
- Replacement of kitchen cabinets
- Painting, papering, tiling, carpeting and similar finish work
- Fences
- Sidewalks and driveways (new driveway entrances may require DeIDOT permit)
- Satellite antennas
- PV Solar Panels (roof mounted)
- Patios/Concrete Slabs (However, if the concrete installed will be used as a foundation for a porch, sunroom, etc. in the future, then a footing [32" deep x 12" wide] should be included in your concrete pour. Be advised that you will be required to reveal this footing or supply documentation [photographs] at the time of the inspections on the future construction.)
- Swings and other playground equipment accessory to family dwelling

NON-RESIDENTIAL

Building Permits Required For:

- Construction of new buildings and/or additions
- Renovations of existing buildings
- Construction of demising or separation walls
- Tenant fit-outs
- Any structural alteration or repair to a building
- PV Solar Panels (ground-mounted)
- Water-heating Solar Panels – requires a utility permit

CONTINUED

PLUMBING AND MECHANICAL

Permits Required For:

All new installation of plumbing fixtures, waste or water piping.
Installation of water conditioning systems.
Installation or replacement of sewer laterals or water service lines.
Installation of new and replacement water heaters, heating and A/C equipment.
Conversion of fuel types for heating appliances (i.e. oil to gas conversion)
Installation of gas logs, gas fireplaces and space heaters and associated gas piping
Installation of gas piping for dryers, stoves, pool heaters, etc.
Water-heating Solar Panels

Permits Not Required For:

Repair or replacement of existing plumbing fixtures (sinks, faucets, toilets, etc.)
Servicing and cleaning of heating and air conditioning equipment
Sewer or drain cleaning

OTHER TYPES OF PERMITS

Permits Required For:

Demolition: When removing any permanent structure on the property

Signs: Whenever a new sign is erected (NOT required for sign re-facing)

Going Out Of Business Sale: If merchandise is being liquidated at prices below normal.

Temporary Special Event: Issued for fairs, carnivals and circuses involving tents, rides, food and/or beverages.

Temporary Miscellaneous Sales: Issued for sale of Easter flowers, Mother's Day flowers, Christmas trees, etc.