

Home Accessory Buildings in Delaware

Over 50 Years of Expertise in the Industry

Capitol Buildings

ShedQuote.Com ~ ShedCrazy.Com

Your Professional Resource at Capitol Buildings

Let's Get It Right Together!

We want to help empower you with the knowledge needed to navigate your project smoothly, hopefully avoiding potential pitfalls, unnecessary expenses, and regulatory challenges. We bring over 50 years of experience to the home accessory building industry specializing in sheds, detached garages, pool houses, accessory dwelling units (ADUs), and more.

Here at Capitol Buildings, we're excited to help you bring your shed or accessory building dream to life! With decades in the business, we've learned a thing or two, and we're here to share our tips to make your project smooth, stress-free, and fun. Let's dive into the details—you'll love how easy it can be!

Working With Your HOA—We've Got You Covered

Lots of homeowners' associations (HOAs) have accessory building rules in their documents you should have received at settlement, and they can vary from neighborhood to neighborhood. Read through your HOA documents and or give your HOA a quick call to avoid surprises later—we're here to help you navigate their guidelines.

We want to work with your HOA, directly if needed, to accomplish your goals.

At Capitol Buildings we think it's also a great idea to work in coordination with your new home builder, landscaper or pool installation company.

Achieving your goals working together with your contractor can produce fantastic accessory building results.

**Local Town / County Permitting
Home Accessory Buildings**
**Capitol Buildings includes a Sussex County Delaware
required placement permit for sheds 399 Sq. Ft. & under!**

Sussex County Delaware Permits

Sussex County Government Building

2 The Cir, Georgetown, DE 19947

Phone: 302-855-7878

Sussex County Delaware requires a permit for home accessory buildings, regardless of size.

Sheds, garages, green houses, pool houses, ADUs, etc. that are 399 Sq. Floor Ft. & smaller require a county placement permit & require this permit in addition to any required permit from your local town like Lewes, Rehoboth, Dewey, Ocean View, Milford, Slaughter Beach, Milton etc.

Sussex County Delaware typical shed permit requires a 5 ft. minimum setback from the rear and side property line.

This can vary depending on property specific details such as being a corner property, open space requirements, utility easements, etc.

Sussex County Delaware permit typically has setbacks clearly stated on the permit.

NOTE: Neighborhood HOA's may have setbacks that are different than the County or Town. If your property is in an HOA restricted neighborhood, check the HOA documents.

Permits for structures 400 Sq. Ft. and larger require a Sussex County Land Use Department plan review of engineered drawings and may require a concrete foundation be on those drawings.

Kent County Delaware Permits

Kent County Office

555 Bay Road, Dover, DE 19901

Phone: 302-744-2451

**Kent County Delaware requires a permit
for sheds 300 Sq. Ft. and larger.**

sheds, garages, green houses, pool houses, etc.

Accessory Dwelling Units (ADU'S) always require a permit.

Kent County Delaware typical shed placement requires a 5 ft. setback at the rear and side property lines and must be behind the house, not on the side, 10 Ft. from the house and 10 Ft. from the well and septic system, **however this can vary**, depending on property specific details, such as being a corner property, open space requirements, utility easements, etc.

Even if no permit is required, you may still need to adhere to regulated setbacks from your property line. Failure to do so could result in costly adjustments or violations.

New Castle County, Delaware

New Castle County Government Center

87 Reads Way, New Castle, DE 19720

Phone: 302-395-5555

Permits are required for structures 200 Sq. floor ft. & bigger. Typical New Castle County setbacks are 3 Ft. Rear & 3 ft. Side from the property lines and be behind the original front building line of the home.

However, this can vary, depending on property specific details, such as being a corner property, open space requirements, utility easements, etc.

HOA's have any number of requirements, NO WORRIES!

We are here to work with your HOA to make sure your projects is completed to your satisfaction and is in compliance with all the rules & regulations.

Site Preparation ~ Setting You Up for Success

Why a Solid Foundation Matters

Hey, we've got to be honest: we really don't recommend putting your Building on blocks. It might seem like a quick fix, but over time, those blocks settle unevenly, your Building can twist or "rack" and leave doors sticking or misaligned.

Even worse, the floor can sag in spots without support, and that could void your warranty.

Every building deserves a strong foundation!

That's why we offer stone & concrete building pad installations to keep your structure steady and secure for years. Evenly distributing the weight of this 12x24 building over the entirety of the floor on a professionally installed, compacted stone foundation, ensures the longevity of your investment.

It looks great too!



Installing Your Own foundation?

We've got tips :)

We want to help

If you're tackling your own foundation, keep it square and level!

Those details make all the difference. Our drivers can't bring blocks to level your building, and an uneven or crooked pad can make your structure twist, misalign doors, and look off-kilter once it's delivered. Head to our website, ShedQuote.Com, under FAQ you can find our shed skid placement chart for exact measurements on the 4x4 skids under your building. They're not just supports, they're essential for ventilation to keep moisture away. We don't recommend removing them!

Delivery ~ Making It Easy and Affordable

Our Signature Shed Delivery Mule equals no trucks & trailers driving onto your property!

The smartest, most budget-friendly way to get your building installed is with our one-person delivery using the Shed Mule.

Our driver brings your fully finished shed in one piece, rolling it from the street to your prepared spot.

It's efficient and impressive.

Check out the Mule in action on our website at ShedQuote.Com under the Delivery tab!

Space for Delivery

Make sure there's room for our driver to roll your shed from the street to its final spot. Think about fences, bushes, overhangs, carports, or wires. The Shed Mule can't lift over many obstacles, so it needs a clear path. General rule of thumb, add 2 – 3 feet to the width of your building, so a 12 x 24 building may require 15 ft delivery width. Don't forget we need enough height too!

Schedule that free site check :)

Need It Built On-Site? No Problem!

If your circumstances require, we build on site.

Our professionals bring your building as pre-fabricated as possible to ensure a quick, efficient build on your site with care and respect for your property.

Don't Forget Your Septic System

If you have a septic system, make sure you know exactly where it is before we deliver. Placing a shed over any part of it will mean moving it later—and trust us, nobody wants that hassle or cost.

Business Commercial Projects

Capitol Buildings ShedQuote.Com ~ Commercial Structures.

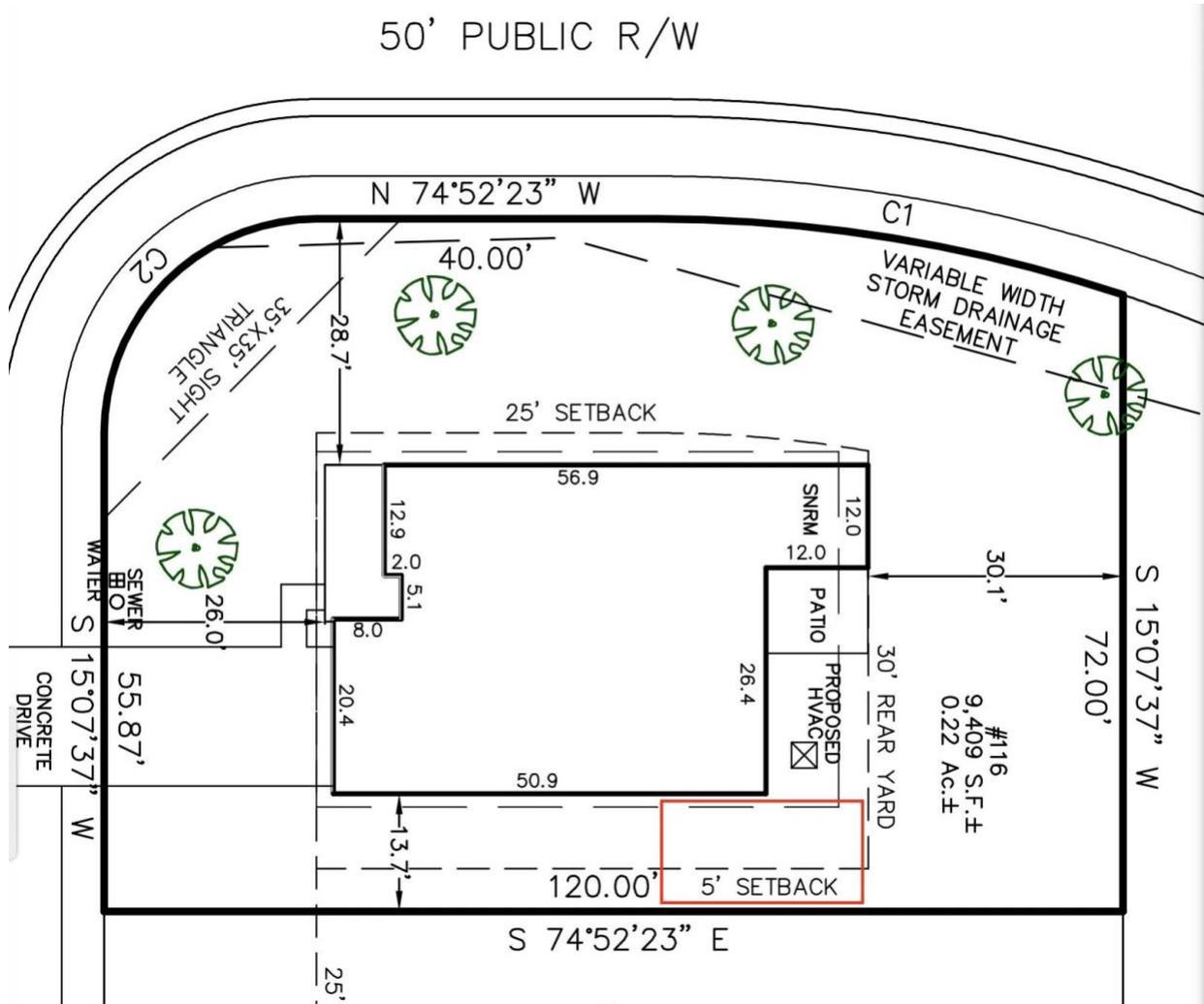
Every business commercial property has its own set of guidelines. Please drop us a line to begin the commercial permit review as this requires in person review by the land use department in Sussex County Delaware.



It's a great idea to get a copy of your plot plan.

If you don't have one don't worry, your settlement attorney should have one and may provide it for free.

Your plot plan may help define things like, FEMA defined flood plains, property boundary lines, well & septic placement, building restriction lines, open space requirements and utility easements, as well as other useful measurements.



Sample Plot Plan

Interior & Exterior Finishes

Quality Exterior Finishes.

We offer many options on exterior finishes. Whether it's painted, Vinyl Siding, Hardie Plank cement board or anything else. We will work hard to provide the perfect answer. HOA's vary in how strict they are with rules on accessory structures. Some of the older ones may only require it be "as close as possible". New HOA's many times require the siding match exactly by manufacturer, style & color.

Interior Finishes That Shine!

We offer a wide variety of options.

Inspected electric packages, insulated windows & doors, insulation, painted concrete for detached garages and more. Our design specialists are ready to help coordinate the perfect look, feel and utility performance unmatched in the industry.

Painted Sheds

We use only top-quality Sherwin Williams paint, you know the look will be amazing.

As part of our free site evaluation, we can use our Sherwin Williams color matching tool on site to match existing colors, or visit a local Sherwin Williams store to pick your own and add your special touch for that custom pop ;)

Don't Forget Your Septic System

If you have a septic system, make sure you know exactly where it is before we deliver. Placing a shed over any part of it will mean moving it later, and trust us, nobody wants that hassle.

Old Ugly Rotting Sheds? We'll Take Care of Them

Got an old shed taking up space? We're happy to haul it away for you! During your free site evaluation, we will assess the best, most cost-effective way to remove it from your property.

**At Capitol Buildings we want to
hear from you, the customer,
throughout the entire process.**

**When it's all done and it's time for you to enjoy the
“Sit Down & Relax” Phase of your project,
two thumbs up all around.**

THAT’S THE GOAL!

Time spent getting to that point is all Time well spent!

We highly recommend attending our site visit and installation to double-check property lines, setbacks, and other details. Grab your plot plan or survey, it’s key to getting it right the first time. Buildings and pads can be tough to move after they’re in place, so let’s nail it from the start to avoid any headaches!

Our Promise to You, the customer.

We’re passionate about bringing you top, Amish quality structures, fair prices, and friendly service for results you’ll love.

We hope this guide makes your building project a fun & enjoyable project, we’re always here to help every step of the way & we welcome your questions!

Free, no obligation, site evaluation.

It really is a great idea.

Delivery, HOA requirements, color matching, foundation installation, everything involved in your project is why we highly recommend scheduling your free, no obligation site evaluation.

We want to scope it out and create the perfect plan with you to achieve your goals as efficiently as possible.

If we can’t deliver due to something out of our control, there might be extra charges. Let’s work together to avoid that!

Ready for your free site check, questions?

Reach out anytime.

Visit Capitol Buildings

16168 Coastal Highway Lewes Delaware 19958

ShedCrazySales@Gmail.Com

302-994-1896

ShedQuote.Com & ShedCrazy.Com

Explore and see how we can make your dream structure reality!

Sincerely,

Steve and Jenn Fender, Owners



**Quality Products, Pricing, Service.
Quality Results**

Disclaimer

Before investing time and money, building yourself or using a contractor, we strongly recommend consulting with your local government agencies and any applicable homeowners associations (HOAs). This critical first step ensures compliance with zoning laws, permits, and community guidelines, setting the foundation for a hassle-free installation. This is for informational purposes only.