



## Town of Wyoming Building Permits and Inspections

Town Hall – 302-697-2966

[townofwyoming@comcast.net](mailto:townofwyoming@comcast.net)

[www.wyoming.delaware.gov](http://www.wyoming.delaware.gov)

Building permits and inspections are required for several reasons. The most important is that the structure(s) are being built to code and are safe for human occupancy. Almost all permits require a plot plan that will be used by the inspector to verify that you have not encroached on your neighbor's property and that the correct setbacks are being followed. The Town of Wyoming has adopted the 2015 International Property Maintenance Code via Ordinance 35-17 on Monday, March 6, 2017 to assist in regulating and governing the conditions and maintenance of all property, buildings, and structures within the town limits. For a list of permitted uses and structures based on the zoning of the parcel and specific dimensional regulations, reference the Town of Wyoming Land Use and Development Code available on the website ([wyoming.delaware.gov/planning-zoning](http://wyoming.delaware.gov/planning-zoning))

**When is a permit required?** A permit is required for any new construction, addition, detached structures (garages and pole buildings), sheds (pre-built and site built), gazebos, porch, pergolas, patios, pools, fences, sidewalks, driveways, solar panels, roofing (when replacing or adding more than 25% of the roofing surface or when changing the roof material), siding, windows (new and replacement), demolition, remodeling (requiring plumbing, electrical, movement and building of interior or exterior walls, etc.). If your project is not listed, please contact us to verify prior to any work being completed.

**What is a permit fee?** The permit fee depends on the cost and type of job being completed. The final cost of the permit includes the permit cost plus all required inspections.

All Permits - \$35.00 for the first thousand dollars of the project cost (materials and labor) and \$4.00 for each thousand thereafter.

*Example: Permit Fee = \$5,000 (\$35 for 1<sup>st</sup> 1,000 + \$16 for \$4,000) – permit fee \$51*

*Example: Permit Fee = \$50,000 (\$35 for 1<sup>st</sup> 1,000 + \$196 for \$49,000) – permit fee \$231*

New Construction Only – One-half of one percent (0.005) of the construction value shall be designated for allocation to the Camden Wyoming Volunteer Fire Company and will be added to the cost of the permit.

Certificate of Occupancy (C of O) - \$50.00 additional fee (is not based on cost of project). C of O is required for all new construction, additions, remodeling and any project requiring plumbing, electric and/or the movement and building of interior and/or exterior walls.

Demolitions - \$35.00 flat fee (is not based on cost of project)

**\*\*\* The above fee is not the final cost – number of inspections is to be added \*\*\***

**How long do I have to complete the work?** Permits are valid from one (1) calendar year from the date of issue. Take note that permit extensions are not permitted. If work takes longer than one year, a new permit is required and will be based on remaining work to be completed.

**When and how many inspections do I need?** The timing and number of inspections depends on the work being completed. The building inspector is to be contacted and inspection is to be completed prior to proceeding to the next phase.

Type of work	Total Inspections	Total Inspection Cost	"X" indicates Inspection Required							C of O (add \$50.00)
			Plan review	Footers / Basement	Verify	Sidewalk	Driveway	Close In	Final	
Additions *	4	\$ 200.00	X	X				X	X	X
Decks	4	\$ 200.00	X	X				X	X	
Demolition	2	\$ 100.00	X						X	
Detached Garage *	4	\$ 200.00	X	X				X	X	X
Driveways (concrete/blacktop)	3	\$ 150.00	X		X				X	
Fences	3	\$ 150.00	X	X					X	
Gazebos & Pergolas	3	\$ 150.00	X	X					X	
New Construction *	6	\$ 300.00	X	X		X	X	X	X	X
New Construction (w/basement) *	7	\$ 350.00	X	X X		X	X	X	X	X
Patio	3	\$ 150.00	X	X					X	
Pole Building	4	\$ 200.00	X	X				X	X	
Pools (above ground)	2	\$ 100.00	X						X	
Pools (in-ground)	3	\$ 150.00	X					X	X	
Porch (enclosed) *	4	\$ 200.00	X	X				X	X	X
Remodeling *	3	\$ 150.00	X					X	X	X
Roof replacement/repair (over 25% of surface)	3	\$ 150.00	X		X				X	
Shed (pre-built)	2	\$ 100.00	X						X	
Shed (site built)	3	\$ 150.00	X	X					X	
Sidewalks	3	\$ 150.00	X		X				X	
Siding	2	\$ 100.00	X						X	
Solar Panels	2	\$ 100.00	X						X	
Windows (new)	3	\$ 150.00	X					X	X	
Windows (replacement)	2	\$ 100.00	X						X	

\* If plumbing, electrical or HVAC is being installed or moved, separate inspections are required and are not included in any fees mentioned within this document.

**What is the total cost I will pay?** The total cost includes permit fee, fire company fee (if applicable), Certificate of Occupancy (if applicable), Demolitions (if applicable) and **all inspections**.

Example: \$5,000 Fence = Permit fee (\$51) + 3 inspections (\$150) = \$201.00

Example: \$50,000 Addition = Permit fee (\$231) + 4 inspections (\$200) + C of O (\$50) = \$481.00

**Failure to comply.** Any construction that occurs prior to the issuance of a building permit, a stop work order will be issued and the building permit fee shall be twice the amount of the regular building permit fee (per Ordinance 39-17)

updated 7/11/18