

Permitting Requirements Decks, Ramps, & Patios

Kent County, Delaware



REQUIRED DOCUMENTATION

When you're ready to apply, please upload the following:

- [plot plan](#) (Click the link to open the design guide for plot plans with a checklist on page 2 to verify your drawing is complete.)
- [construction drawings](#) for wood decks & ramps
 - **PLAN VIEW** | The deck plan (top) view or framing drawing should show all structural components such as joists, ledgers, beams/girders, post/footing locations, and stair stringers. All components must be labeled and all spans dimensioned. Guardrails and deck boards (walking surface) may be omitted from the plan view.
 - **CROSS SECTION** | The deck section view explains the transfer of load from the joists down through the footings. You may develop your own original drawing or print the [generic sample cross section](#) from our website and fill in the blanks for use with your application.
- **OWNER'S PERMISSION** | A signed letter of permission from the property (land) owner is required for all projects on land of which the resident is not the owner, such as in the case of a tenant-occupied home or an address within a manufactured home community. Exception: Written proof of permission is not required if the applicant is the landlord, property (land) owner/manager, or a contractor for a project on an owner-occupied property.

For deck design guidance, please refer to the [Prescriptive Residential Wood Deck Construction Guide](#), produced by the American Wood Council.

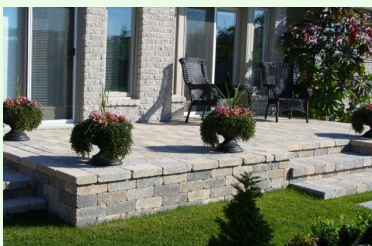


Projects within the limits of a town require a permit or other written approval from the town's Zoning official. The County will perform the construction plan review and inspections on behalf of the Town.



Instead of construction drawings, metal ramps require the manufacturer's cut sheet(s) for the modules or the module series as well as a module layout. They must be anchored according to the manufacturer's specifications.

Wheelchair ramps always require a permit.



An elevated patio is any patio where the walking surface is greater than 8.25 inches above adjacent grade. The applicant will provide a plan view with overall dimensions of the proposed patio and a cross section detail showing the finished height above grade along with the foundation design.

All permit applications are available online with the transition to the My Government Online permitting system. Click the image below to be linked to their website and create your account.



For technical support with the creation of your account or any questions regarding the online portion of your permit application process, please call the customer support center for My Government Online at (866)957-3764.

You may access the [Customer Help Guide](#) from the Kent County Levy Court website for step-by-step account setup instructions.

SETBACK INFORMATION

Setbacks for a project located . . .

- outside of town limits may be obtained from the Kent County Planning Services Department at (302)744-2471 or planning@kentcountyde.gov.
- within the limits of a local municipality are determined by said Town's zoning official.



Decks built at manufactured homes shall be free standing. No portion of the deck shall impose an additional load on the manufactured home's structure.



SWIMMING POOL SAFETY BARRIER INTRUSION

A deck located adjacent to an above-ground swimming pool must be constructed in compliance with the requirements for swimming pool barriers.

Review the complete [Barrier Requirements for Swimming Pools, Spas, and Hot Tubs](#) brochure for design requirements affecting your deck project.



Kent County Levy Court
Department of Planning Services
555 Bay Rd
Dover, DE 19901

Contact Us
(302) 744-2451
inspections@kentcountyde.gov
Permitting Requirements [Home Page](#)



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