STEEL CURATOR

Delaware permit & load checklist

DE · Mid-Atlantic · steelcurator.com

Use this checklist to gather everything your Delaware building official, engineer, and manufacturer will ask for before your steel building can be permitted, fabricated, and erected.

DELAWARE DESIGN CRITERIA

GROUND SNOW LOAD
20–25 psf ground snow

DESIGN WIND SPEED
115–130 mph (coastal)

SEISMIC DESIGN CATEGORY
Category A–B

LOCAL CONDITIONS
Coastal wind exposure drives the anchorage and door reinforcement package.

DE PERMITTING NOTES
Sussex County requires flood-zone verification on many parcels; state plan review is straightforward.

DELIVERY & FREIGHT
Mid-Atlantic freight lanes deliver in days from regional plants.

SITE & PROPERTY

- [ ] Confirm parcel number, legal description, and recorded property lines.
- [ ] Verify zoning district, allowed use, and maximum building height / lot coverage.
- [ ] Check front, side, and rear setbacks plus any easements or right-of-way.
- [ ] Confirm flood zone designation and whether an elevation certificate is required.
- [ ] Document site access for a 70-foot delivery truck and crane staging area.
- [ ] Note grade change across the pad and any required cut, fill, or retaining work.
- [ ] Locate utilities: power service size, water, septic or sewer, and gas.
- [ ] Call 811 for underground utility locates before any excavation.

ENGINEERING & LOADS

- [ ] Confirm the locally adopted building code edition and amendments in your Delaware jurisdiction.
- [ ] Verify ground snow load for your parcel — statewide typical: 20–25 psf ground snow — including drift and unbalanced snow.
- [ ] Verify design wind speed and exposure category — statewide typical: 115–130 mph (coastal).
- [ ] Confirm seismic design category and site soil class — statewide typical: Category A–B.
- [ ] Order a geotechnical report or confirm the presumptive soil bearing value.
- [ ] Confirm frost depth and required footing depth for the foundation design.
- [ ] Specify collateral loads: lighting, sprinklers, mechanical, ceiling, or crane.

- [ ] Request sealed drawings and calculations from an engineer licensed in Delaware.

PERMITTING PACKAGE

- [ ] Completed building permit application and owner authorization.
- [ ] Site plan showing setbacks, drainage, parking, and access.
- [ ] Foundation plan with anchor bolt layout and reaction table.
- [ ] Stamped structural drawings and design calculations for the metal building.
- [ ] Energy code compliance documentation for conditioned space.
- [ ] Stormwater / land-disturbance permit if new impervious area triggers review.
- [ ] Driveway, culvert, or road-access approval where required.
- [ ] Septic or sewer connection approval and well permit if applicable.
- [ ] Fire marshal review for occupancy, exits, and sprinkler requirements.
- [ ] HOA or architectural committee approval if the property is in a covenanted subdivision.

BUILDING SPECIFICATION

- [ ] Final dimensions: width, length, eave height, and roof pitch.
- [ ] Frame type: clear span or modular, and bay spacing.
- [ ] Panel profile, gauge, and paint system with warranty term.
- [ ] Door schedule: overhead, roll-up, sliding, and walk doors with sizes.
- [ ] Window and skylight quantity, size, and locations.
- [ ] Insulation system and R-values for roof and walls.
- [ ] Gutters, downspouts, wainscot, and trim colors.
- [ ] Lean-tos, canopies, porches, and future expansion end wall.

COMMON DELAWARE BUILDING EXAMPLES

- [ ] Farm Building — 40×80×14. Sussex County poultry support barn with insulated end walls.
- [ ] RV & Boat Storage — 30×100×16. Lewes storage row with wind-rated roll-ups for coastal exposure.

QUESTIONS TO ASK BEFORE YOU SIGN

- [ ] Is the quoted price a kit only, kit plus erection, or complete turnkey?
- [ ] Are freight, unloading, and crane time included?
- [ ] Who is responsible for the permit submittal and any revision cycles?
- [ ] What is the anchor bolt and foundation scope, and who pours the slab?
- [ ] What is the fabrication lead time and price-hold period on the steel?
- [ ] What is the payment schedule, and what happens if the permit is delayed?

Preliminary estimate. Subject to site verification, engineering review, local building-code requirements, final material pricing, and foundation review.

Values shown are typical statewide ranges for Delaware and are not a substitute for a code review of your specific parcel. Confirm every item with your local building department and the engineer of record.

Steel Curator · (303) 762-6564 · steelcurator.com/locations/delaware