

unenforceable provision, and to this end, the provisions of this Ordinance are hereby declared to be severable.

Section 3. This Ordinance shall take effect immediately upon its passage by a majority vote of the Commissioners of the Town of Dewey Beach.

Synopsis

The purpose of this ordinance is to allow homeowners and businesses to make ordinary repairs and maintain existing buildings and related structures without having to go through the formal plan submission and permit application process for existing structures and their related systems. Several of the exceptions are the same as the exceptions from building permits in Sussex County, Delaware. Nothing in this amendment should be interpreted to permit the contractors that are doing the work to avoid the need for a Dewey business license to perform this work.

Adopted by at least a majority of the Commissioners of the Town of Dewey Beach on this ___ day of _____, 2023.

Mayor, William Stevens

Town Manager, Bill Zolper

ORDINANCE ____

AN ORDINANCE TO AMEND CHAPTER 71, SECTION 71-4, BUILDING PERMITS, OF THE MUNICIPAL CODE OF THE TOWN OF DEWEY BEACH, DELAWARE, TO AMEND PROVISIONS REGARDING EXCEPTIONS TO THE REQUIREMENTS FOR BUILDING PERMITS.

WHEREAS, Chapter 71 of the municipal code provides regulations regarding building permits; and

WHEREAS, the Commissioners wish to allow for certain additional exceptions to the need to request building permits; and

NOW, THEREFORE, BE IT ENACTED AND ORDAINED, by the Commissioners of the Town of Dewey, Beach Sussex County, Delaware, in session met, as follows:

Section 1. Amend §71-4 of the Dewey Code as depicted by highlighted insertions, strikeouts and substitutions depicted below:

§71-4 Fees and conditions for permits, exceptions.

- A. The required fee for permits issued pursuant to § 71-3 hereof shall be established by resolution of the Commissioners and listed in the Schedule of Fees for the Town.
- B. The permit application fee shall not be refundable.
- C. All construction, repairs, alteration, or additions shall comply with the requirements of any Building Code adopted by the Town, Chapter 185, Zoning, and the Town ordinances, all as amended from time to time.
- D. A building permit shall not be required for ~~normal maintenance requiring less than \$1,000 of material costs.~~ the following activities:
 - 1) Normal maintenance to existing structures requiring less than \$3,500 of material costs per project; or
 - 2) Repair or replacement of existing plumbing, electrical, kitchen appliances, heating or air conditioning systems, sound or security systems, regardless of the cost; or
 - 3) Replacing flooring, stairways, and steps, and any painting, or replacement of existing interior or exterior doors, regardless of the cost.

Section 2. If any provisions of this Ordinance shall be deemed or held to be invalid or unenforceable for any reason whatsoever, then such invalidity or unenforceability shall not affect any other provision of this Ordinance which may be given effect without such invalid or