* FW: South Bethany Building Permit News Update‏

From: Kathleen Jankowski [mailto:mayorsouthbethany@hotmail.com]   
Sent: Friday, November 16, 2012  
Subject: Building Permit News Update  
   
South Bethany,  
   
AS OF NOVEMBER 15, 2012, BUILDING PERMITS WILL NOT BE REQUIRED FOR THE  
DEMOLITION, REMOVAL, AND REPLACEMENT OF FLOOD DAMAGED ITEMS AND MATERIALS.  
   
For the purpose of this notice, it is specifically noted that the  
replacement of flood damaged items and or materials is strictly limited to  
that part of a structure that was damaged by flood water.  
   
Any construction exceeding the limits of the flood damage or other items and  
or materials that were not damaged by flood water requires a building permit  
from Sussex County and the Town of South Bethany. Anyone violating the Town  
Building Construction Code and Zoning Code regarding the requirement for  
obtaining a building permit may be subject to penalties as provided for.  
Sussex County is also waiving the permit for flood-related  
repair/replacement. However, Sussex County will require a building permit if  
the repair/replacement is not completed by May 1, 2013.  
   
Please note that it appears that the flood rose to the 100-year flood level  
(Base Flood Elevation) and that all removal of damaged items should extend  
at least to this level or 6 inches above. Property owners are also  
encouraged to use flood damage resistant materials for replacement of  
damaged items below the base flood elevation. Because your contractors are  
required to have a mercantile license, they should know what the recommended  
flood damage resistant materials are. The link to the Town's list of  
contractors with mercantile licenses follows:  
   
<http://www.southbethany.org/mercantilelicenses.php>  
   
Property owners are encouraged to consult with the Code Enforcement  
Constable, Pete Brockstedt, or Town Manager, Melvin Cusick, for any  
questions regarding flood damage or replacement of flood damage items and or  
materials. Pete can be reached at 302-539-3653, Ext. 211 or  
inspector@southbethany.org.  
   
PLEASE NOTE: IF YOU ARE A PROPERTY OWNER WHO HAS NOT BEEN DOWN TO SOUTH  
BETHANY TO CHECK YOUR HOUSE, IT IS IMPERATIVE THAT YOU COME DOWN AS SOON AS  
POSSIBLE OR ASSIGN SOMEONE TO CHECK YOUR HOUSE. IT IS IMPORTANT FOR THE  
HEALTH AND SAFETY OF HOMEOWNERS, YOUR PROPERTY, VISITORS AND YOUR  
SURROUNDING NEIGHBORS. THE MAJORITY OF HOMES ON BAYSIDE HAD WATER DAMAGE  
AND SO IT IS VERY LIKELY THAT YOUR HOME EXPERIENCED FLOODING. MOLD AND  
MILDEW GROWS AND SPREADS VERY QUICKLY AND WITHIN THE WALLS - THUS NOT  
NECESSARILY VISIBLE. IN ADDITION, THERE IS NO WAY FOR THE TOWN OR YOUR  
NEIGHBORS TO DETERMINE THE EXTENT OF OTHER DAMAGE FROM THE OUTSIDE OF YOUR  
HOME. THEREFORE, IT IS RECOMMENDED THAT YOU HAVE A QUALIFIED CONTRACTOR  
INSPECT YOUR HOME AS SOON AS POSSIBLE.  
   
Kathy Jankowski, Mayor  
Town of South Bethany