



## ORDINANCE 2025-01

### AN ORDINANCE TO AMEND CHAPTER 96 OF THE CODE OF THE TOWN OF BRIDGEVILLE, DELAWARE, BY ADOPTING THE INTERNATIONAL BUILDING AND RESIDENTIAL CODE FOR THE REGULATION AND CONTROL OF CONSTRUCTION OF CERTAIN BUILDINGS AND DWELLINGS IN THE TOWN OF BRIDGEVILLE

WHEREAS, the Commissioners of the Town of Bridgeville find it desirable to have a building code in order to promote the health, safety, and welfare of the citizens of the Town of Bridgeville; and

WHEREAS, the jurisdiction of Sussex County has adopted the 2021 International Building Code and International Residential Code to regulate construction in the jurisdiction of Sussex County; and

WHEREAS, the jurisdiction of Sussex County voted on April 29, 1997, to have the county perform all building and plan review-related inspections – to include commercial, multi-family, and single-family construction inspections beginning June 1, 1997, and

WHEREAS, the Commissioners believe that the Town of Bridgeville should adopt the same building code as the County.

#### **NOW, THEREFORE, THE COMMISSIONERS OF BRIDGEVILLE HEREBY ORDAIN:**

Section 1. Amend Chapter 96 of the Code of Bridgeville by deleting former Section 96-12 and adding new sections 96-12 and 96-13 in the underlined text as follows:

#### **§ 96-12. Adoption of the International Building Code.**

**A. That a certain document being marked and designated as the International Building Code (“IBC”), 2021 edition, be and is hereby adopted as the Building Code of the Town of Bridgeville for regulating and governing the conditions and maintenance of all property, buildings, and structures, by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary, and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions, and terms of said Building Code on file in the office of the Town of Bridgeville and hereby referred to, adopted, and made a part hereof, as if fully set out in this article.**



**B. If any section or provision of the IBC conflicts with any other section or provision of the Code of the Town of Bridgeville, the provisions of the Code of the Town of Bridgeville shall prevail. If any section or provision of the IBC is, for any reason, held to be unconstitutional or otherwise enforceable, the remaining portions of the IBC shall remain in effect.**

**§ 96-13. Adoption of the International Residential Code.**

**A. That a certain document being marked and designated as the International Residential Code ("IRC"), 2021 edition, be and is hereby adopted as the Residential Code of the Town of Bridgeville for regulating and governing the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal, and demolition of detached one and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with separate means of egress as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions, and terms of said Residential Code on file in the office of the Town of Bridgeville and hereby referred to, adopted, and made a part hereof, as if fully set out in this article.**

**B. If any section or provision of the IRC conflicts with any other section or provision of the Code of the Town of Bridgeville, the provisions of the Code of the Town of Bridgeville shall prevail. If any section or provision of the IRC is, for any reason, held to be unconstitutional or otherwise enforceable, the remaining portions of the IRC shall remain in effect.**

Section 2. This ordinance shall become effective upon its adoption by a majority of all Commissioners.

**COMMISSIONERS OF BRIDGEVILLE**

By:

  
\_\_\_\_\_  
President

Attest:

  
\_\_\_\_\_  
Secretary

First Reading:

Second Reading:

Adopted: *March 10, 2025*



### **Synopsis**

This ordinance adopts the International Building Code and International Residential Code, 2021 editions, and all subsequent amendments and additions thereto as the building code for the Town of Bridgeville. It is the intent of the Commissioners for the provisions of this building code to regulate all construction and modification of structures within the Town, regardless of whether the building code is enforced by the Town or by Sussex County.