

ONE AND TWO FAMILY DWELLING BUILDING PERMIT APPLICATION

Project Address _____ Lot(s) _____ Block _____ Addition _____

Owner's Name _____ Address _____ City/State _____

Owner's Contact Numbers _____

General Contractor _____ Contact Number(s) _____

G/C's Address, City, State, Zip _____

LIST ALL SUB-CONTRACTORS COMPANY NAME, ADDRESS, AND PHONE NUMBER BELOW

(A) Excavation- _____ -- _____

(B) Concrete- _____ -- _____

(C) HVAC- _____ -- _____

(D) Electrical - _____ -- _____

(E) Plumbing- _____ -- _____

(F) Drywall- _____ -- _____

(G) Roofing- _____ -- _____

TYPE OF WORK (circle) GARAGE PRE-FAB CARPORT SITE-BUILT CARPORT OTHER

IF OTHER PLEASE DESCRIBE _____ ATTACHED _____ DETACHED _____

FLOOR AREA (sq. ft.) _____ NUMBER OF STORIES _____ DECK SIZE(sq. ft.) _____

Construction documents and plans required to be submitted with Building Permit Application.

Site Development Permit required for projects over 600 sq/ft in area.

SETBACK REQUIREMENTS:

Minimum twenty-five feet (25') off of rear property line. (Thirty-five feet for golf course properties)

Minimum twenty-five feet (25') off of street side property lines. (corner lots have set backs from two streets)

Minimum eight feet (10') off of interior property lines.

Detached accessory structures shall maintain a minimum of five feet (5') fire separation from primary structures.

This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work ins commenced.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulation construction or the performance of construction.

Project Valuation: \$ _____ Date of Issuance: _____ Building Permit Number: _____

Permit Fees: \$ _____

Signature of Project Owner

Signature of General Contractor # _____
License Number

Total Fees: \$ _____
acct. # R 101-32050

Receipt Number: _____ Date Received: _____

Revised March, 2012

CITY OF HOT SPRINGS BUILDING DEPARTMENT
 303 NORTH RIVER STREET, HOT SPRINGS, SD. 57747
 Phone 605-745-4104 Fax 605-745-5180

YES	NO	N/A	ITEM – SITE PLAN GENERAL INFORMATION
			All features drawn to scale (minimum 1/4" = 1')(minimum 8 1/2"x 11" paper)
			North Arrow indicating 'north'
			Title Block with name of person who prepared the plans
			Legal description (lots, block, addition)
			Lot or property lines with dimensions
			Distances of structures from lot or property lines (not streets, curbs or sidewalks)
			Show all structures, existing and proposed (include sheds, porches and decks)
			Show all streets, alleys and right-of-ways (include street names)
			Show all easements, existing and proposed
			Show all utilities from street into and across property
			Show contours (ten foot intervals)
			Indicate finished floor elevation relative to the sewer main and finished grade

YES	NO	N/A	ITEM – DRAINAGE AND EROSION CONTROL
			Site Plan Development Permit required
			Show drainage ways, existing and proposed
			Show drainage easements, existing and proposed
			Show erosion control measures, indicate materials
			Show stormwater detention areas, include planned volume
			Show storage and staging areas for excavated material
			Show any significant topographical information
			Show waterways, seasonal drainages or other areas affected by the project

YES	NO	N/A	ITEM – DRIVEWAYS AND OFF-STREET PARKING
			Indicate all curb cuts for planned driveways (not to exceed 25')
			Indicate paved driveway extending to street (required to improved street)
			Indicate sidewalks (where planned or where required)
			Indicate planned off-street parking (200 sq/ft required) (no parking in boulevard)
			Indicate planned off-street parking for RVs, campers, boats, etc. (required)

YES	NO	N/A	ITEM – PERMITS AND OTHER ITEMS
			One or Two-Family building permit
			Garage/Carport building permit (if detached accessory structure)
			Site Development Permit
			Excavation Permit
			Water and/or Sewer Tap Permit
			Demolition Permit
			Homeowner Electrical and/or Plumbing Permit (require by State of South Dakota)
			Contractor Licensed to work in the City of Hot Springs

NOTE: This checklist is provided to you in order for your project to receive a complete and timely plan review as required for the issuance of a building permit. Omission of any of the required information on the site plan could delay the issuance of the building permit.

CITY OF HOT SPRINGS BUILDING DEPARTMENT
 303 NORTH RIVER STREET, HOT SPRINGS, SD. 57747
 Phone 605-745-4104 Fax 605-745-5180

YES	NO	N/A	ITEM – CONSTRUCTION DOCUMENTS GENERAL INFORMATION
			All plans drawn to scale (minimum 1/4" = 1')(minimum 8 1/2" x 11" paper)
			Plans drawn to sufficient clarity to read
			Title Block with name of person who prepared the plans
			Legal description (lots, block, addition)
			Provide front, rear and side views of proposed finished home to finished grade
			All contractors and contact information listed on building permit
			Signatures of General Contractor and Property Owner

YES	NO	N/A	ITEM – FLOOR PLAN
			The use of each room listed (mstr bdrm, bath, utility, etc.)
			Window schedule or sizes and type on plans; Indicate egress windows
			Indicate locations of all required smoke alarms
			Indicate locations of all required carbon monoxide alarms
			Indicate all headers with dimensions and materials (LVL, steel, etc.)
			Indicate required safety glazing (safety glass) at all hazardous locations
			Indicate location of all HVAC and mechanical equipment
			Indicate square footage of each level (include basement- finished or unfinished)
			Indicate required fire separation between attached garage and dwelling area
			Indicate required fire separation under stairways (fire-taping is required)

YES	NO	N/A	ITEM – FOUNDATION PLAN AND DETAILS
			Indicate footings, stem walls, pier sizes, and retaining wall heights and locations
			Indicate size and placement of all reinforcement ("per code" not acceptable)
			Indicate depth of footings below finished grade (42" frost depth)
			Indicate type and size of sill plate anchorage (post-installed not acceptable)
			Indicate crawl space ventilation and crawl space access
			Indicate type of foundation water proofing material

YES	NO	N/A	ITEM – WALL, FLOOR AND ROOF FRAMING DETAILS
			Provide wall section detail from footer to finished roof; dimensions and materials
			Engineered floor and/or roof truss data sheet required for loading verification
			Engineered beam and joist type, size and manufacturer required
			Indicate wall, floor and roof framing size, height, span, spacing, species and grade
			Indicate method and location of braced wall panels
			Indicate wall and roof insulation type, location and R-value and vapor barrier
			Indicate interior and exterior wall and ceiling finishes
			Indicate attic ventilation and access location
			Indicate roof covering material, ice barrier membrane is required in this area
			Deck construction to conform to current Prescriptive Deck Construction Guide

NOTE: This checklist is provided to you in order for your project to receive a complete and timely plan review as required for the issuance of a building permit. Omission of any of the required information on the site plan could delay the issuance of the building permit.

CITY OF HOT SPRINGS DISTRICT SET-BACK REQUIREMENTS

Residential 'A' and 'B' Districts: (not Boulder Falls Golf Course Additions)

No manufactured homes (mobile homes) in Residential 'A' Districts.

No manufactured homes older than twenty allowed to be placed in the city.

All set-backs are measured from property lines. (not street or center of street)

Non-covered, unenclosed porches, decks, and steps allowed to encroach 6 feet into set-back w/approval.

Covered and enclosed porches, decks and steps are considered 'additions' by building code.

Window awnings, bay windows, and chimneys may encroach up to 2 feet into required set-backs.

Minimum 6000 sq/ft lot area required for single family dwellings (water & sewer required)

Minimum 9000 sq/ft lot area required for multi-family dwellings (water & sewer required)

Thirty percent (30%) maximum lot coverage allowed for all primary and accessory structures.

No structures greater than 2 ½ stories or thirty-five feet (35') in height (avg. roof height)

Primary Structure Set-backs:

25 foot set-back from property line(s) abutting a street or street right-of-way.

25 foot set-back from rear property line (abutting an alley. vacated alleys are interior property lines)

10 foot set-back from interior property lines. (interior property lines not adjacent to a street or alley.)

12 foot set-back from interior property lines for structures two or more stories in height.

Garage, Carport and Accessory Building Set-backs: (detached)

Attached garages and carports are considered part of the primary structure.

Five feet (5') separation between detached structures is required.

25 foot set-back from property line(s) abutting a street or street right-of-way.

5 foot set-back from rear property line (abutting an alley. vacated alleys are interior property lines)

8 foot set-back from interior property lines. (interior property lines not adjacent to a street or alley.)

Boulder Falls and Back Nine Golf Course Additions:

25 foot set-back from property line(s) for **primary structures** abutting a street or street right-of-way.

35 foot set-back from property line(s) for **accessory structures** abutting a street or street right-of-way.

35 foot set-back from rear property line for **all structures**.

15 foot set-back from interior property lines for single story structures.

Thirty percent (30%) maximum lot coverage allowed for all primary and accessory structures.

1300 sq/ft of usable open space (green area) required, does not include paved or parking areas.

Homeowners Association Architectural Control Committee approval required for permit approval.

NOTE: ADDITIONAL ZONING PROVISIONS MAY APPLY.