

City of Huron Building Permit Process & Fees

The current Building Code being enforced by the City of Huron is the ICC 2009 International Building Code. Building permits are required for all new construction, structural changes, remodeling, fences, sheds, residing, reroofing (both commercial and residential), water heater replacement, HVAC installation, lawn sprinkler installation, etc. Inspections are required for footings, foundations, framing, insulation, plumbing, electrical wiring, and a final inspection before occupancy. Fees are based on the ICBO building valuation data with occupancy and type of building, square footage, and the South Dakota modifier applied. These fees are subject to change annually.

If a variance for use or setbacks is needed, it must be approved before a building permit is issued. A building permit must be issued prior to work being started. Failure to get a permit on time may result in a fine (investigative fee) of \$100 or double the permit fee.

- **Site Plan.** A scaled drawing showing where the proposed structure is to be located on the lot with dimensions of setbacks from all property lines. The distances must be perpendicular from the property line to the closest point of the structure. Include the direction of drainage on the lot. Also list the legal description of the lot or acreage. Show the driveway and sidewalk location and dimensions. Show location and size of any out buildings (garage, if not attached, storage shed, etc.)
- **Floor Plan.** A scaled drawing must be presented showing the rooms and dimensions for each floor. Also include the proposed size and location of porches or decks.
- **Typical Wall Section.** A scaled detailed drawing showing sizes and materials of the exterior wall from footing to shingles. Wood foundations must show their own specific detail! List joists, beams, and bearing wall sizes and spacing. Include ceiling and wall insulation for type and R-value.
- **Window Schedule.** List all required windows by manufacturer's name, type, and manufacturer's number. List all rescue (egress) window locations and size of the clear opening (when window is in a fully open position). List materials being used for window well escape opening.
- **Miscellaneous.** Show the location of all smoke detectors. Provide stair details showing rise, run and headroom. List the type and size of HVAC units, voltage and amperage service. List names of owner, general contractor, electrical, plumber, and mechanical contractors. Also list the square footage of each floor.
MAKE SURE THE PLANS ARE CORRECT!

2014 - Building Permit Fees

Effective 3-1-14

TYPE OF BUILDING	MATERIAL USED	RATE	RATE
Dwellings – Wood/ Masonry	Finished habitable space	Residential - 1-2 Family \$74.00 – Sq. Ft.	Residential - Multiple Family \$75.00 – Sq. Ft.
Basement	Unfinished 16.00	Occupied 20.00	To finish existing 11.00 Sq. Ft. Crawl Space 6.35
Garage	Detached 26.00	Attached 30.00	Floor Only 4.50 Carport 15.00
Pole Barn/ Cold Storage	Concrete floor 15.00	Gravel 10.00	Rental Storage Building 30.00
Shed		Treated Floor 9.50	Concrete Floor 10.00
Remodeling	Based on cost/valuation		
Deck	Composite Wood/Vinyl 26.00 Pergola 9.50	Treated/Redwood/Cedar 7.00	3-Seasons Room 35.00 Covered 7.50
Windows	Replacement/Bow-Bay/Egress	Based on cost	
Shingling	Residential 15.00	Steel 17.50	Commercial 30.00
Razing	12.00		
Moving Permits	Sheds (under 200 sq. ft.) 15.00	Homes 45.00 Garages 25.00	Mobile Home Placement Permit 25.00
Signs	25.00 minimum per sign		Banner or portable 5.00
Swimming Pool	Over 5,000 gallons	44.00	
HVAC/Sprinkler	15.00		Water Heater 5.00
Fencing	Chain link	5.50 per ft. of fence to be installed	*Fence rates for all heights*
	Cedar	9.00 per ft. of fence to be installed	Example: 157' of 6' tall treated fence
	Treated	7.00 per ft. of fence to be installed	157 X 7.00=\$1099.00 (valuation) – Fee \$21.39
	Split Rail	5.75 per ft. of fence to be installed	
	Vinyl	20.00 per ft. of fence to be installed	
Residing	Per Sq. Ft. or job cost	Steel 5.00 Other 3.00	Vinyl 2.50

*Fees based on valuation.