

City of Huron Building Permit Process & Fees

The current Building Code being enforced by the City of Huron is the ICC 2015 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!

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.