

Lawrence County Planning and Zoning

BUILDING PERMIT APPLICATION

Website: www.lawrence.sd.us

Email: planning.zoning@lawrence.sd.us

Address: 90 Sherman Street , Deadwood SD 57732

Phone: 605-578-3871

ITEMS NEEDED:

- Application** - The following information will be needed to fill out an online application or you may bring to our office for further help if you need assistance. Applications are all done electronically. Items essential to filling out your application include, but are not limited to:

Parcel #: (Found on your tax statement)	911 Address:
Legal Description (The name of your parcel a lot, tract or ¼ ¼ description):	
Owner Name:	Owner Address:
Owner Phone/Email:	
Contractor Name:	Contractor Address:
Contractor Phone/Email:	
<i>(The following contractors shall be licensed in Lawrence County prior to the specified work commencing)</i>	
<input checked="" type="checkbox"/> General Contractor <input checked="" type="checkbox"/> Excavators <input checked="" type="checkbox"/> Concrete <input checked="" type="checkbox"/> Carpenters <input checked="" type="checkbox"/> Plumbing <input checked="" type="checkbox"/> Electrical <input checked="" type="checkbox"/> Mechanical	
WHAT ARE YOU BUILDING:	
<input type="checkbox"/> New Residence <input type="checkbox"/> Addition <input type="checkbox"/> Carport <input type="checkbox"/> Deck/Porch <input type="checkbox"/> Garage/Pole Building <input type="checkbox"/> Other _____	
<input type="checkbox"/> Setbacks - Measured in ft. from the foundation, decks, and covered patios to all property lines shown on site plan defined below <input type="checkbox"/> Septic Design or Proof of the last pumping - for new residences or bedroom additions.	
List Square Feet of Each if included in your permit application:	
1st Floor: _____	2nd Floor/Loft: _____
Basement: _____	
Carport/Deck/Porch: _____	Det./Att. Garage: _____
	Pole Building: _____

- 1 Full set of Building Plans** - (garages, decks and pole buildings may be hand drawn - all else needs to be a drawn to scale set of plans).
 - Foundation plans w/ rebar schedule and steps in elevation
 - Floorplans with dimensions and labeled rooms
 - Wall cross-sections
 - Elevations (Straight on view of the structure)

- Stairs and decks
- 3. **Roof Truss Plans**- Must be engineered by an SD state licensed engineer (Homemade trusses are **NOT** allowed).
 - Ground Snow Load (GSL) must be listed on the plans.** GSL is based on your elevation. It is best to call the office for the elevation since we refer to Lawrence County GIS mapping.
- 4. **Site Plan - A drawing showing the following:**
 - All property lines and lot dimensions
 - Must show proposed and existing structures, wells, septic, drain fields, waterways, driveways, utilities, easements and R.O.W.'s.
 - Must show the proposed/existing setback to all structures and road right-of-ways (inclusive of Section Lines; private and public right of ways; driveways, etc) Setbacks are noted under each zoning district as they differ depending on zoning.
- 5. **Retaining Walls** -structural data is to be submitted for walls over 4' in height.

COMMERCIAL BUILDINGS:

- **Site Plan**- Same as above with the addition of parking, signage, and drainage.
- All commercial post frame, steel or pole buildings must be SD engineered. Plans from Building Centers that service SD will have a license to do so in the state.

OTHER THINGS TO CONSIDER:

- You may need a **Wildfire Mitigation or Survivable Space Plan** if the lot was approved/platted on or after Sept 15, 2010.
- If the structure is located in or near the **Floodplain**, you may be required to submit an elevation certificate and as-built elevations.
- Lawrence County **Invasive Species** Dept. Please contact: Dave Heck, Supervisor at 605-642-1976 or <http://www.lawrence.sd.us/weedpest.htm>
SDCL 38-22-16 (Infested land declared public nuisance--Protective operations by the secretary. If any owner of weed or pest infested land fails to rid the land of such infestation, and the secretary of agriculture finds that such infestation is a menace to neighboring lands or to the state or its people he may declare such infested land to constitute a public nuisance and may enter such infested areas and perform such protective operations as may be necessary.)
- **State Wiring Permit** requirements and directions to obtain a permit log onto <https://dlr.sd.gov/bdcomm/electric/echomeowner.aspx>
- **Homeowners Plumbing Permit** requirements and directions to obtain a permit log onto <http://dlr.sd.gov/bdcomm/plumbing/pchomeowner.aspx>
- The permit becomes null and void if the work or construction authorized is not commenced within 180 days, or if work or construction is suspended or abandoned for 180 days at any time after work is commenced within one year from date of issue.

INSPECTIONS

ALL INSPECTIONS NEED A 24 HOUR NOTICE. All property shall undergo the following inspections: Setbacks/Footings & Foundation, Framing, and Final. As of Feb. 1, 2014, all structures in Lawrence County shall obtain a **Certificate of Occupancy**.

PAYMENTS

Make checks payable to **Lawrence County Treasurer's Office**. Fees are figured based on the square footage and rates already approved. (All returned checks will be charged a \$40 fee). *It may take up to 5 days for the building permit to be issued.*