Brookings County Zoning
Brookings City & County Government Center
605-696-8350 ● 520 3rd St, Suite 200 ● zoning@brookingscountysd.gov

Lake Park Building Permits

Required for:

- **Erecting a NEW structure or building.** For example, a home, garage, shed
- **Moving a Structure**. For example, moving a residence or any other building onto another site.
- **Remodeling a Structure**. For example, changes in the building, adding a room, or creating a different style of roof.

NOT required for:

- Buildings less than 120 square feet
- Minor Repairs
- Household Septic Systems

Kingbrook Rural Water System Requirements:

- Waterlines Typically have a 30-foot easement
- Landowner responsible to insure that Kingbrook is notified prior to any construction 605-983-5074 1-800-605-5279

Building Code

- 2015 IRC & 2015 IBC

Required Setbacks for Lakefront:

- Lot Size – 20,000 sq. ft.
- Min Shoreline – 75'
- Min road frontage – 50'
- Min front yard – 25'
- Min side yard – 8'
- Lake side – 75'

Required Setbacks for non-lakefront:

- Lot Size – 20,000 sq. ft.
- Min lot width – 60'
- Min front yard – 50'
- Min side yard – 8'
- Min rear yard – 50'

Drainage requirements:

- Any alteraton of natural drainage pattern onto an adjoining property without aproval is unauthorized.

Swimming Pools:

- Building permit required
- Fence recommended

South Dakota One Call: Utility locates: 1-800-781-7474

Information required to obtain a building permit:

- Name, Address, and Phone Number.
- Legal description of the property where building is to occur. (Township, Section Number, Location).
- Dimensions of structure to be built.
- Floor plans (for residences only).
- Approximate cost of the building (contractor's bid).
- Distance from road (setbacks see above).
- Type of sewer & water system (if applicable).
- Truss Rafter Diagram (40 # Ground Snowload required)
- Foundation form (can be picked up in our office).

Updated: 3-10-2015
Wiring Permit Info - on back - Updated 3-10-2015
Plumbing Permit-Post Card Handout – Updated 12-20-2011

south dakota department of labor and regulation

SOUTH DAKOTA ELECTRICAL COMMISSION

Homeowner Wiring

Homeowner Permit Application

20:44:14:01(12) defines an "owner's exemption" as an exemption from licensure requirements in South Dakota Codified Law (SDCL) 36-16-13 for an individual owner who is **personally** installing electrical wiring and fixtures in a residence or farmstead which is **owned** and **resided in or on** by the person installing the electrical wiring or fixtures;

Homeowners are not required to be licensed to wire their own residence or farmstead which meet the requirements of 20:44:14:01; however, a wiring permit is required. You may purchase a wiring permit from the South Dakota Electrical Commission. (Note: Homeowners are **not** allowed to wire commercial or rental property with a Homeowner's permit. Homeowners of a mobile home or modular home are **not** allowed to wire these structures. These properties must be wired by a licensed South Dakota electrical contractor.)

To obtain a Homeowner's Wiring Permit, mail a check for $60.00 [$10.00 permit fee with $50.00 minimum inspection fee] (made payable to the South Dakota Electrical Commission) and submit with the Homeowner Permit Application.

South Dakota Electrical Commission
308 S. Pierre Street
Pierre, SD 57501

The Commission will mail you a homeowner's packet when we receive your payment which includes:

- A permit
- Homeowner's Wiring Booklet - includes a list of Inspectors per district.

Please contact your State Electrical Inspector for inspections two times during your project:

Rough-in - This is when you have all of the boxes mounted, all wires are installed to all of the boxes and properly stapled, supported and exposed for inspection. (No insulation, drywall or other material covering the wiring).

Final Inspection - Everything should be complete at this time. All light fixtures, receptacles, switches, cover plates and other equipment such as water heaters, furnaces and other fixed in place equipment should be installed and energized.

When nearing the rough-in or final inspection, call your inspector to set up a time for your inspection. It is also very important to finalize the permit process, so PLEASE make sure you have a final inspection. There is no law requiring a "Green (final) Sticker," yet many home inspectors are noting the lack of "Green (final) Stickers" during home sale transactions.

For more information, call 800.233.7765 or 605.773.3573.