

Residential Building Permit Information

Minnehaha County

Getting a Building Permit

This Planning Information Bulletin (PIB) is designed to help you through the construction permit process to obtain a building permit for a residential structure in Minnehaha County. It provides general information on how to apply for your building permit, what information is required, length of the process, inspections that are needed and associated fees.

Application Site and Time Frame

Application for a building permit is made at the Planning & Zoning Office, 3rd floor of the County Administration Building, at 415 N. Dakota Ave. in Sioux Falls. If all the required information is provided, the process should take approximately 15 minutes.

General Requirements for Obtaining a Building Permit

The following items must be submitted when applying for a general building permit:

- Full set of building plans with dimensions
- Description of work to be done
- Remodels require an estimated cost
- Site plan - showing the distance from the property lines to the house and dimensions of building/addition.

Building Permits Not Required

Building permits are not required for the following:

- New shingles
- New siding
- New floor covering, cabinets, countertops and similar finishing work
- Window awnings
- Accessory structures less than 120 square feet in size



Accessory Structures

Accessory structures such as a detached garage or chicken coop require a building permit if larger than 120 square feet. Further conditional use permitting may be required if the building or sum of accessory buildings is greater than 1,600 square feet. Plan early and meet with Planning & Zoning staff before permitting if this is the case. In any case, a single family dwelling is required before an accessory structure may be permitted.



Remodels or Additions

Any structural change being made to a house requires a building permit. Enlarging windows or doors, adding or removing walls, and replacement or repairing patio structures all require building permits.

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New Single Family Dwellings

A new single family dwelling requires more information and background work than a regular building permit. The following items are required before a building permit for a new single family dwelling may be acquired.

Residential Building Eligibility and Building Lot

A single family dwelling may only be placed on a lot which has an available building eligibility. Please check with the Planning & Zoning office for the building eligibility status before applying for a building permit.

Right-to Farm Notice Covenant

Before a building permit, a right-to-farm notice covenant must be filed with the Register of Deeds (ROD) for all new single family dwellings constructed in the county. The form describes the farming practices rural homeowners are likely to encounter. Copies of the covenant are available at the Planning & Zoning Office or through the department web page link - *Application Forms*.

Driveway Permit

Whenever a new driveway is proposed or the use for an existing driving is changed a driveway permit is required. The driveway permit is obtained from the jurisdiction that controls road maintenance. For example, the SD Department of Transportation, Minnehaha County Highway Department, Township, or Road District. Some jurisdictions do not require this so check with the appropriate road authority or Planning & Zoning Office first.

Septic Permit

A septic permit must be obtained prior to the issuance of a building permit for a new single family dwelling. A septic permit can only be issued to a licensed septic installer. Installers can be found by contacting the South Dakota Plumbing Commission at 605-773-3429, or by email at SDPlumbing@state.sd.us.

Inspections & Building Code

Inspections are required for footings (prior to pouring), framing, and a final. These are performed by the Building Inspector within the Planning & Zoning Office and must meet the 2021 International Building Code. Inspections require no additional fee. Inspection times should be scheduled by calling Planning & Zoning. Electrical and plumbing inspections are carried out by the State.

Electrical inspections - 605-201-0520

Plumbing inspections - 605-773-3429

Fees

Building permit fees adopted by resolution of the Board of County Commissioners and are figured by using a building valuation based on square footage at the following rates for buildings constructed on the site:

Finished habitable space	\$95.55 per square foot
Finished basement	\$60.90 per square foot
Unfinished basement	\$35.70 per square foot
Attached garages	\$35.70 per square foot
Detached garages, decks	\$30.45 per square foot

Residential building permits are assessed at \$60.00 or .4% of the building valuation, whichever is greater.

Building valuation	=	Sq. Footage x \$ amount for improvement type
Permit Fee	=	Building Valuation x .004

Minnehaha County Planning & Zoning
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