

BROOKINGS COUNTY ZONING
Brookings City & County Government Center

605-696-8350 ● 520 3rd St, Suite 110 ● 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 or 1-800-605-5279

Building Code

- 2015 IRC & 2015 IBC

South Dakota One Call:

Utility locates: 1-800-781-7474

Required Setbacks for Lakefront:

- Lot Size – 20,000 sq. ft.
- Min Shoreline width – 75'
- Min road frontage width – 75'
- Min front yard – 25'
- Min side yard – 8'
- Lake side – 75' from highest known water mark

Required Setbacks for Non-Lakefront:

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

Accessory Building Size Allowed:

- Up to 2,000 Sq. Ft.
- Side-Wall up to 14 Ft.

Drainage requirements:

- Any alteration of natural drainage pattern onto an adjoining property without approval is unauthorized.

Swimming Pools:

- Building permit required
- Fence recommended

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: 1-9-2024

Wiring Permit Info - on back - Updated 6-26-2018

Plumbing Permit-Post Card Handout – Updated 12-20-2011



SOUTH DAKOTA ELECTRICAL COMMISSION

308 S. Pierre St., Pierre, SD 57501
Tel: 605.773.3573 | Toll-Free: 800.233.7765
electrical.sd.gov

HOMEOWNER WIRING

South Dakota allows homeowners to install electrical wiring under what is known as the homeowner exemption. Statute 36-16-15 states in part, that no license is required of an individual installing electrical wiring in his own residence or farmstead. Chapter 20:44:14:01 (12) "Owners Exemption" states an exemption from licensure requirements for an individual owner who is **PERSONALLY** installing electric 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. **This exemption does not allow licensed electricians or electrical contractors or any other person to do work under a homeowner wiring permit nor does it allow for homeowners to do work under a contractors wiring permit.**

A homeowner wiring permit may **not** be used to install wiring for **mobile homes on rented lots or in mobile home parks, rental property or property for commercial use.**

To obtain a **Homeowner's Wiring Permit**, mail a check for \$60 plus \$50 per additional inspections over and above the first inspection [\$10 permit fee with \$50 minimum inspection fee plus \$50 per additional inspection (made payable to the South Dakota Electrical Commission)] and submit with the **Homeowner Permit Application** (Adobe PDF format). Please note, fees are required to be paid before inspections are conducted.

RESIDENTIAL ELECTRICAL INSPECTION

All electrical installations must meet the National Electrical Code and the requirements of the South Dakota State Laws and Rules. The standard for compliance with the national electrical code is universal. The National Electrical Code is updated every three years, as is the South Dakota State Wiring Bulletin. **Please note additional consultation and/or inspections over and above the typical inspection process will be charged an addition fee per SD Administrative Rule 20:44:19:07(4).**

Any installer must provide at least 72 hour notification to the inspector or the Commission office for an inspection. You are required to notify your local inspector and have a **rough-in** inspection completed prior to insulating, sheet rocking, paneling or covering the installation with any other type of material which would inhibit the rough-in inspection. Underground wiring must be inspected before the trench is back-filled. A **final** inspection is required for all jobs prior to occupancy.

All wiring permits are good for three years, if the job is not completed by the end of three years you will need to purchase another wiring permit to complete the job. Failure to do so could result in a \$100 administrative fee.

Please be **cautious** if you are not certain as to the requirements of a South Dakota electrical installation. It is the installer's responsibility to understand the laws and rules which govern installations. Utilize a licensed electrical contractor as a consultant or an installer to mitigate costly expenses due to nonprofessional advice, noncompliant materials or poor installation techniques.

If you need further assistance, please call the Electrical Commission office at 605.773.3573.

An electronic version of the Homeowner Wiring Manual can be found at:
http://dlr.sd.gov/electrical/documents/homeowner_wiring_manual.pdf.