

COMMERCIAL BUILDING HANDBOOK 2021 International Building Code (IBC)



**MINNEHAHA COUNTY
PLANNING & ZONING**
415 N. Dakota Ave
605-367-4204



Strong Foundation. Strong Future.

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Legal Disclaimer: The Commercial Building Handbook is provided by the Minnehaha County Planning Department as an informational guide. The Commercial Building Handbook should not be used as a substitute for codes and regulations. The applicant is responsible for compliance with all code and rule requirements, whether or not described in this handbook. This Handbook is also not intended as legal advice, or a substitute for legal advice. Questions about interpretation of the codes and regulations, as any other laws, should be referred to a private attorney.

BUILDING PERMITS

Permits Required. Except as specified below, no building or structure shall be erected, constructed, enlarged, altered, repaired, moved, improved or converted unless a separate permit for each building or structure has first been obtained from the Planning Department.

Work exempt from permit. Permits are not required for the following work. The work must still meet the provisions of the building code and other applicable ordinances.

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area is not greater than 120 square feet (11 m²). Such structures must still meet applicable setback requirements of the 1990 Revised Zoning Ordinance for Minnehaha County, the 2001 Revised Joint Zoning Ordinance for Minnehaha County and the City of Dell Rapids, or the Revised Joint Zoning Ordinance for Minnehaha County and the City of Sioux Falls.
2. Fences not over 6 feet (1829 mm) high. Fences must still meet applicable requirements of the 1990 Revised Zoning Ordinance for Minnehaha County, the 2001 Revised Joint Zoning Ordinance for Minnehaha County and the City of Dell Rapids, or the Revised Joint Zoning Ordinance for Minnehaha County and the City of Sioux Falls.
3. Oil derricks
4. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the grade elevation to the top of the wall, unless supporting a surcharge or impounding Class I, II, or IIIA Liquids.
5. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18,927 L) and the ratio of height to diameter or width does not exceed 2 to 1.
6. Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade, and not over any basement or story below and are not part of an accessible route. A driveway permit may be required by the applicable road authority.
7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
8. Temporary motion picture, television and theater stage sets and scenery.
9. Prefabricated swimming pools accessory to Group R-3 occupancy that are less than 18 inches (457 mm) deep, are not greater than 5,000 gallons (18,925L) and are installed entirely above ground.
10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
11. Swings and other playground equipment accessory to detached one- and two-family dwellings
12. Window awnings in Group R-3 and U occupancies, supported by an exterior wall that do not project more than 54 inches (1,372 mm) from the exterior wall and do not require additional support.
13. Nonfixed and movable fixtures, cases, racks, counters, and partitions not over 5 feet 9 inches (1743 mm) in height.

BUILDING PERMIT DOCUMENTS

Required Documents. For all commercial and industrial construction, the following documents and plans must be submitted for review prior to the issuance of a building permit. Submittal documents must consist of one complete set of hard copy plans with an additional hard copy site submittal and an electronic submittal in PDF format.

1. An approved Septic Permit for new construction.
 - Must be approved by the State DNR for septic system or holding tank permit.
2. Detailed set of stamped engineered building design plans with foundation plans.
3. Building use and classification.
 - Structures or portions of structures shall be classified with respect to occupancy in one or more of the groups listed in section 301 Use and Occupancy Classification of the 2021 International Building Code book. A room or space that is intended to be occupied at different times for different purposes shall comply with all the requirements that are applicable to each of the purposes for which the room or space will be occupied.
 - Structures with multiple occupancies or uses shall comply with Section 508 of the IBC. Where a structure is proposed for a purpose that is not specifically provided for in this code, such structure shall be classified in the group that the occupancy most nearly resembles, according to the fire safety and relative hazard involved.
4. Architectural Design Review.
 - The Building Inspector may require an architectural design review for any commercial or industrial construction project.
5. All construction must comply with all requirements stated in applicable conditional use permit and Minnehaha County Zoning Ordinance.

Note: Review of construction documents may take days or weeks depending on complexity of plans and workload of the Building Inspector.

Posting of Permits: The Permit placard (yellow card) shall be posted on the building near the main entrance or in front of the site or house, visible from the main road or entrance.

BUILDING PERMIT INSPECTIONS

Work commencing before permit issuance. If work is started before a building permit is issued, the permit fee will be doubled. The doubled fee may be applied for each week that the permit is not obtained. Such fees are in addition to the required permit fees. Legal and/or civil proceedings may also be commenced.

Required Inspections. All construction work for which a permit is required is subject to inspection and all such construction or work must remain accessible and exposed for inspection purposes until approved. It is the responsibility of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Minnehaha County is not liable for expense entailed in the removal or replacement of any material required to allow the inspection.

1. Footing/Foundation inspections: to be made after excavations for footings are complete, forms and reinforcing steel including concrete encased electrode or UFER ground with a minimum of 2 inches of concrete cover are in place prior to pouring.
2. Framing Inspection: to be made after the roof, all framing, fire blocking, and bracing are in place and all pipes, chimneys and vents are complete and the rough electrical, plumbing and mechanical systems are in place.
3. Final Inspection: final inspection shall be made after the permitted work is complete and prior to occupancy.

The Building Inspector will either approved that portion of the construction as completed or will notify the permit holder or agent of the permit holder that changes are necessary for compliance to the adopted building enforcement code.

Expiration. Every permit issued shall become invalid 365 days after its issuance. The building official is authorized to grant, in writing, one extension of time, for a period not more than 180 days. The extension shall be requested in writing and any fees paid before the original permit expires.

BUILDING PERMIT FEES

Permit Fees. A fee for each permit is based on the construction costs as adopted by Resolution by the Board of County Commissioners. The fee schedules for the issuance of a building permit shall be as follows:

Dwellings - site built	
Finished habitable space	\$95.55 per square foot
Finished basements	\$60.90 per square foot
Unfinished space (basement)	\$35.70 per square foot
Attached garages	\$35.70 per square foot
Detached garages, accessory structures, & decks	\$30.45 per square foot
Dwellings - moved	
Finished habitable space	\$31.50 per square foot
Finished basements	\$60.90 per square foot
Unfinished space (basement)	\$35.70 per square foot
Attached garages (moved on)	\$25.20 per square foot
Detached garages & accessory structures (moved on)	\$12.60 per square foot
Manufactured and Mobile Homes	
Finished habitable space	\$36.75 per square foot
Finished basements	\$60.90 per square foot
Unfinished space (basement and upper level)	\$35.70 per square foot
Foundation (no basement)	\$12.60 per square foot
Attached garages	\$35.70 per square foot
Detached garages	\$30.45 per square foot
Agricultural Structures	\$24.15 per square foot

To figure the building permit fee: multiply total square footage cost by the appropriate percentage listed below.

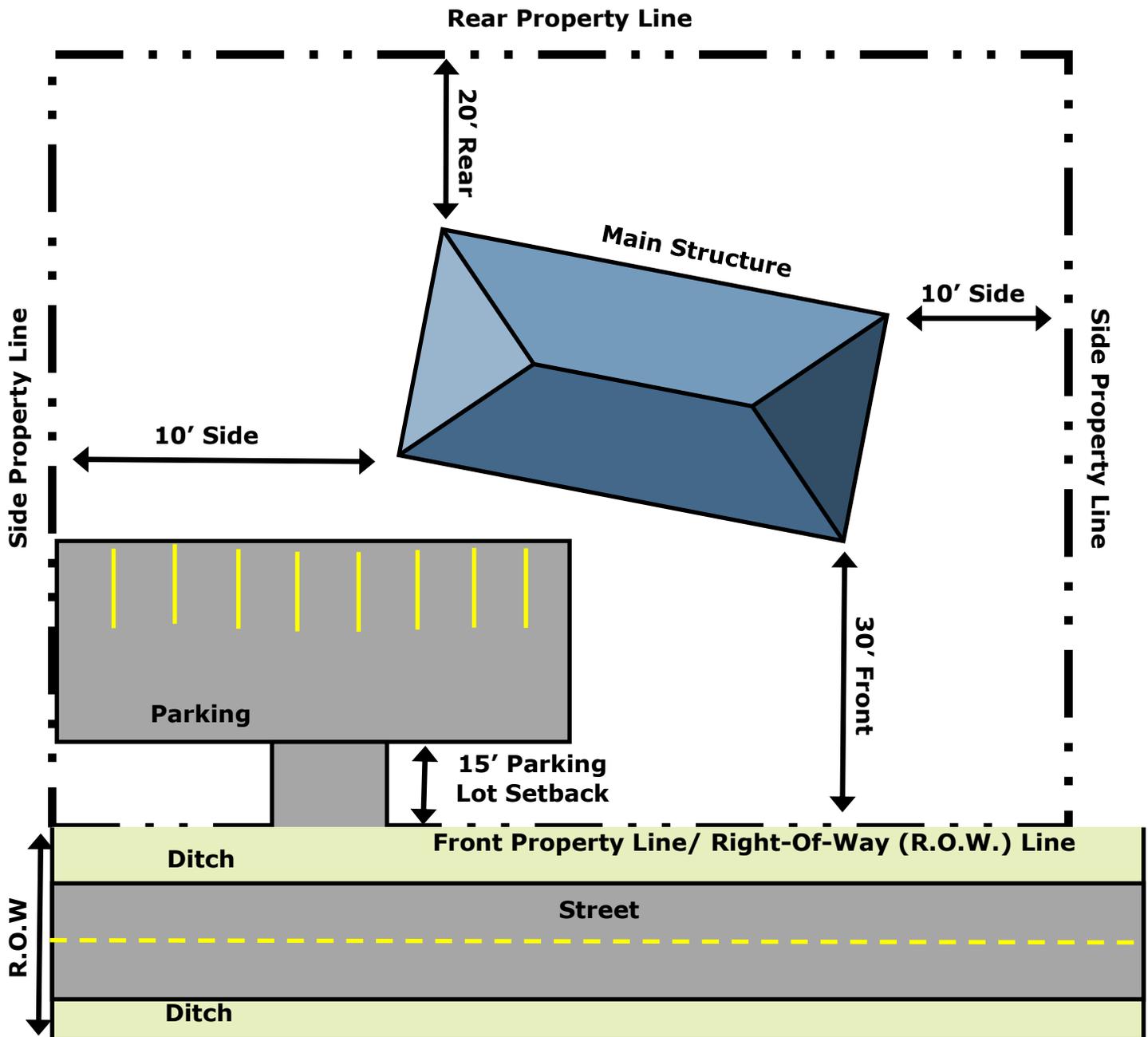
Residential structures	\$60.00 or .4% of construction costs, whichever is greater.
Commercial/Industrial structures.	\$100.00 or 1% of construction costs, whichever is greater.
Agricultural structures.....	\$30.00 or .2% of the construction costs, whichever is greater.

Other Inspections and Fees.

Inspection outside of normal business hours, per hour* (*min. charge—1 hour)	\$70.00
Inspections for which no fee is specifically indicated, per hour* (*min. charge —1/2 hour)	\$70.00
Building Permit Extension (maximum 180 days).....	\$50.00
Zoning Permit	\$50.00
Temporary Building Permit Fee.....	\$60.00

A mileage fee based on the current rate per mile authorized by the Internal Revenue Service shall be charged for any inspection occurring outside Minnehaha County.

MINIMUM SETBACK REQUIREMENTS (C, I-1, I-2 Zoning Districts)



Height Maximums are as follows

C Commercial	35'
I-1 Industrial	45'
I-2 General Industrial	55'

ON-PREMISE SIGN REGULATIONS

C, I-1, I-2 Zoning Districts

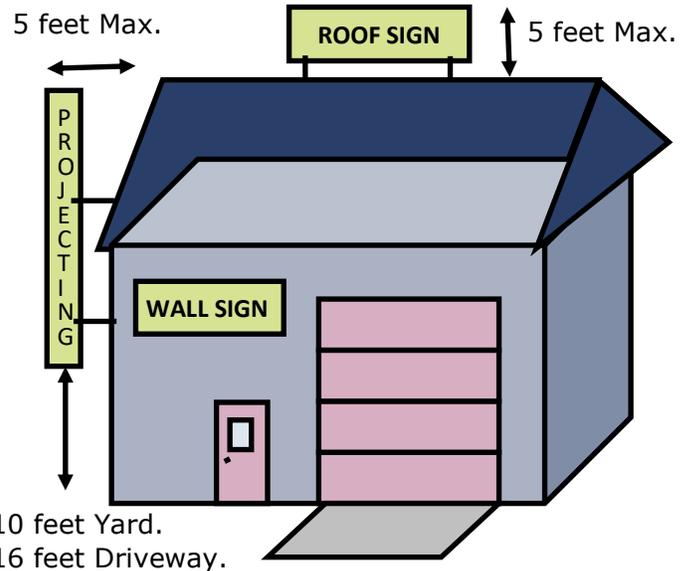
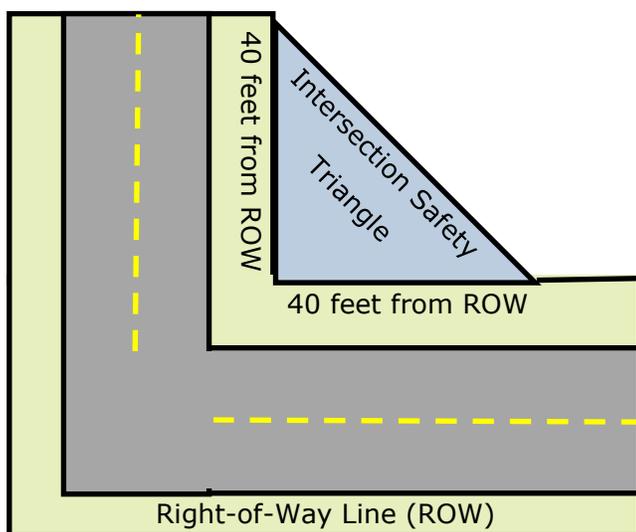
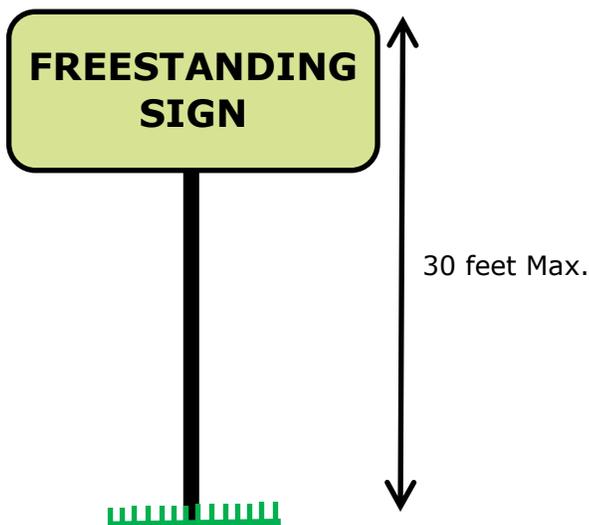
Sign Area for Commercial & Industrial Signs

1. Wall, Roof, and Projections Signs:

- 2 square feet per linear foot of building frontage, or 15% of the area of the frontage wall

2. Freestanding Signs:

- 1 square foot per linear foot of street frontage - Maximum size of 200 square feet



Specific Regulations:

1. Projections Signs:

- 5 feet max. projection from building
- 5 feet max. projection above roof peek
- 10 feet min. above yard, or 16 feet min. above driving surface

2. Roof Signs:

- 5 feet max. projection above roof peek - not to exceed zoning height regulations

3. Freestanding Signs:

- Max height of 30 feet

Intersection Safety:

- Sign face to not obstruct view of an intersection as depicted as a triangle on the left
- Signs within the triangle must have sign face 12 feet above grade

DRIVEWAY & CULVERT PERMITS

South Dakota DOT, Minnehaha County, and many townships require driveway or culvert permits for new driveways and approaches. These permits must be obtained prior to the issuance of a building permit.

Department of Transportation (SDDOT)

5316 W 60th St. N.
Sioux Falls, SD 57105
Phone - 367-5680

Minnehaha County Highway Department

2124 E. 60th St. N.
Sioux Falls, SD 57104
Phone - 367-4316

Minnehaha County Township Supervisors

Please contact the Minnehaha County Planning Department for contact information for individual township supervisor contact information.