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## **CONSTRUCTION PERMIT REQUIREMENTS**

### ***Custer County, South Dakota***

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Permits are required in Custer County for the construction of *all new buildings*:

- New residential and accessory structures
- Additions to any structure
- Buildings that are to be moved from one parcel to another
- Buildings that are to be demolished or removed from a property
- Mobile or manufactured homes that are to be located within the County, moved from one location to another within the county, or moved out of the county
- New commercial buildings
- New industrial buildings
- Communications towers and other unoccupied structures

No building permits will be issued without verification of recorded access to the property.

Lots must be a minimum of one (1) acre in size.

No more than two (2) dwelling units are allowed on any lot, tract or parcel of land. Each dwelling unit is required to have a separate wastewater disposal system. A dwelling unit is defined as one or more rooms designed for occupancy as a separate living quarter with cooking, sleeping and sanitary facilities provided within.

A *Grading Permit* is required before any clearing, filling, grading or excavating may begin on undeveloped property intended for residential, commercial or industrial uses.

A *Grading Permit* is required prior to the construction of an approach connecting a public road to any driveway or private access road. Building and wastewater disposal permits will not be issued, and physical addresses will not be assigned until a *Grading Permit* has been approved

A site plan is required when applying to the Planning Department for a permit. The site plan should indicate lot lines, the location of the public road and proposed approach, the dimensions and location of existing structures, the location of proposed new construction, setbacks from property lines and the location of any wells, lakes, streams or waterways. The site plan does not have to be drawn to scale. However, distances and direction should be noted.

All construction must conform to South Dakota codes and regulations including, but not limited to, those which regulate plumbing and electrical installation and small on-site wastewater systems. In general, all structures must comply with the engineering and safety requirements of standard building codes (*Uniform Building Code, Vols. 1-3, IBCO, 1997, et. seq.*).

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Building permits are not required for routine maintenance of existing buildings or for the repair of fire or storm damaged structures, provided these structures are not being enlarged. Building permits *are* required where a damaged structure is located within an established flood hazard area.

Work exempt from the requirement for a building permit:

- Storage buildings less than 160 square feet; agricultural structures less than 300 square feet; canopy-type carports
- Window awnings, decks and porches attached to an exterior wall
- Fences, corrals or similar livestock enclosures
- Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work
- Swings and other playground equipment accessory to a dwelling

Permit fees are assessed based upon the total square footage of the building and the use for which the building is intended. All required permit fees must be paid before any work has begun. Work begun before the required permit has been obtained will be subject to a late application fee.

Permits will only be issued to the owner of the property or the owner's designated agent.

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## ***Individual On-Site Wastewater Systems***

### ***Permit Requirements***

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Only persons certified by the state of South Dakota may install, repair or upgrade individual and small on-site wastewater disposal systems, commonly known as septic systems.

The minimum required lot size on which a septic system can be installed is one (1) acre.

A site evaluation by a representative of the Custer County Planning Department will generally be required prior to the installation of any small on-site wastewater disposal system. The purpose of the site evaluation is to determine the size and location of the proposed system. It will consist of the following:

- (1) Inspection of an 8' deep hole excavated in the area of the drainfield to determine soil depth and composition.
- (2) Evaluation of the results of a soil percolation (or perc) test to estimate the soil's saturated capacity to handle wastewater.

An *Individual Wastewater Disposal Permit* will **not** be issued until the percolation test results and general layout of the proposed system have been approved by the Planning Director or his representative.

A final inspection by a representative of the Planning Department is required after the septic system has been installed, but before any part of it has been covered. The purpose of this inspection is to ensure that the minimum standards established by the state and county for the construction and installation of small on-site wastewater systems have been met. Any system that does not meet the minimum standards will not be approved for use by the Planning Director.

Additions to an existing residential structure will require confirmation that the septic system is adequately sized to provide for the anticipated increased daily flow. If no records exist as to the size of the septic tank and drainfield, the property owner is required to have the septic tank pumped and inspected in order to determine the size of the tank and its general condition.

The issuance of a *Residential Building Permit* will be conditioned upon having met the requirements for an *Individual Wastewater Disposal Permit*.

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## Setback Requirements

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The minimum distance required between any structure and all public road rights-of-way is thirty feet (30').

The minimum distance required between any structure and any property line other than a right-of-way is fifteen feet (15').

The minimum distance required between any structure and any U.S. Forest Service boundary is twenty feet (20').

The minimum distance required between any of the components of an on-site wastewater system and any property line is ten feet (10').

The minimum distance required between the septic tank and residence is ten feet (10'). The minimum distance required between the residence and absorption field is twenty feet (20').

If there is a well near the installation site of a septic system, and the depth of the water surface in the well is *less than* one-hundred feet below the surface of the ground, the minimum separation distance required between the well and septic tank is seventy-five feet (75'); between the well and absorption field, the minimum separation distance required is one hundred fifty feet (150').

If the depth of the water surface of a well near the installation site is *more than* one-hundred feet below the surface of the ground, the minimum separation distance required between the well and septic tank is fifty feet (50'); between the well and absorption field, the minimum separation distance required is one hundred feet (100').

The minimum distance required between the high water line of lakes, streams and reservoirs and a septic tank is fifty feet (50'); the minimum separation distance required for the absorption field is one hundred feet (100').

Minimum lot size = 1 acre

