

PERMIT REQUIREMENTS IN CUSTER COUNTY

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

1. New residential and accessory structures
2. Additions to any structure
3. Buildings that are to be moved from one parcel to another
4. Buildings that are to be demolished or removed from a property
5. 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
6. New commercial buildings
7. New industrial buildings
8. Communications towers and other unoccupied structures

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

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.

All construction must conform to South Dakota codes and regulations including those which regulate individual and small on-site wastewater systems, plumbing, electrical and standard building codes.

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

All required permit fees must be paid before any work has begun.

An Approach Permit, approved by the Custer County Highway Superintendent, is required prior to construction or modification of driveway or private road access onto all public roads.

Individual and Small On-Site Wastewater Systems and Wastewater Permit Requirements

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.

Where potable water is supplied by a private well located on a lot, the minimum required lot size on which a septic system can be installed is one (1) acre. This requirement does not apply (with some limitations) if water is supplied by a public water supply system, a private well not located on the lot or by hauling and storage of potable water in a cistern.

A site evaluation must be performed by a representative of the Custer County Planning Department 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, and
- (2) evaluation of the results of a soil percolation (or perc) test to estimate the soil's saturated capacity to handle wastewater.

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

A second 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 Department.

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 may be required to have the septic tank pumped and inspected in order to determine the size of the tank, its general condition and whether the baffles remain in place.

The issuance of a Residential Building Permit may be contingent upon having satisfied the requirements for issuance of a Wastewater Disposal Permit.

A sketch plan showing the location of the proposed residence and accessory structures should be presented to the Planning Department when applying for the applicable permits. The sketch plan should show property lines, home and outbuilding locations, the location of septic system components and access roads on the property in the following manner:

