

City of Canton

Building Permits

Building permits are required for: (includes but is not limited to)

- New buildings
- Additions
- Remodeling—including internal and external structural changes, finishing of basements, etc.
- New or replacement of decks, porches, etc.
- Garages
- Sheds, Storage buildings, Kennels or Gazebos (200 sq. ft. or more OR any size with a permanent foundation)
- Signs
- Fences
- Roofs—alteration of the slope
- Pools—all pools require fencing
- Shingles
- Siding—any change of materials (vinyl to brick, etc.)

Demolition permits are required for:

- Commercial structures or any part thereof
- Residential structure over 200 sq. ft.

Building Permit Requirements:

- All work must be done according to:
 - City of Canton Ordinances
 - State Plumbing
 - International Building Codes
 - Canton Engineering and Design Standards
 - All applicable codes
- Anyone who engages in any type of excavation to provide advance notice of at least 48 hours, excluding weekends and holidays, to South Dakota One-Call. Dial 811.
- Building permits must be completed IN FULL and fees paid.
- Engineer or Architectural designs must be provided on any structural remodeling, additions, new construction, and any commercial work.
- Intrusions on setbacks from property lines will require an application for a variance.
- Fences:
 - Any fence over 4 feet tall and less than 50% open, in any front yard (primary or secondary), will require an application for a variance.
 - Any fence abutting the City Right of Way should be one foot back from the City Right of Way
- All construction requires inspection on footings, framing and finish.
- The number of inspections is determined by the inspector.
- Full inspection of engineer or architect plans can require several days before the permit is issued.

Concrete, Digging, and Sidewalk Permits are required for:

- Sidewalks (new or replacement). No fee for sidewalk permits.
- Curb and Gutter (new or replacement)
- Driveway approach
- Sprinkler system, buried wire pet containment fence, landscaping, planting (in the right of way)
- Installation or repair of water service
- Installation or repair of sewer service
- Private Wastewater Disposal, if allowable
- Any work done in the City Right of Way

If you are Digging or Trenching in any of the above areas – the following is required:

- Utility locates: ONE-CALL Dial 811
- Excavating Permit fees – Fee Schedule on file. It is contractor's responsibility to obtain the permit.
- Proof of Insurance – Contractor or excavator will need to have a Certificate of Insurance on file at City Hall. Coverage must include: Collapse and underground coverage (XCU); Product liability and Completed operations coverage for a period of three years after excavation; and Liability coverage of \$500,000 minimum.
- A \$5,000 Bond is required for any concrete work done in the City Right of way, excluding sidewalks.
- Public Works employee will inspect all sidewalk and driveway forms prior to pouring cement.
- No service cuts allowed after November 15th, unless it is an emergency.
- There will be charges for asphalt service cuts, as well as cuts in front of approaches.
- Homeowners or Contractors will be billed for and are responsible for the cost of repairing the asphalt cuts.
- Public Works employee will inspect prior to backfilling.
- Backfilling excavations will be done according to code. All excavations must be barricaded.

Updates on any plumbing:

- New installations or repair of existing water and wastewater connections must be done by a licensed plumber. (Excavating permit required).
- All water service connections (new or repaired) must be a minimum 1" flare copper.
- All sewer services (new or repaired) must have a backwater valve.
- Residential and Commercial plumbing may require a Plumber's State Contractor Certificate.

City Right of Way Defined:

- Streets or dedicated streets
- Dedicated alleys
- 13 feet from back of curb (in most instances). (Allow 8 feet parking and 5 feet sidewalk)
- Any property that the City of Canton has easements for water and sewer or other access.

Any questions regarding Building Permits should be directed to:

Canton City Hall
210 N Dakota Street
Canton, SD 57013
605-987-2881