

BUILDING PERMIT APPLICATION

For Utility Locates - Call SD One Call at 1-800-781-7474 or Dial 811

PROPERTY INFORMATION		Size of Structure	Type of Use
Owner or Business Name	Address of Construction	Length _____	Agriculture _____
Complete Legal Description - Including Lot, Block and Addition		Width _____	Residential _____
		Height _____	Commercial _____
	Area -Sq Ft _____	Industrial _____	
		Lot Dimensions	Type of Lot
		Front _____	Corner _____
		Side _____	Interior _____
		Rear _____	Other _____
TYPE OF IMPROVEMENT - Mark all that apply		Is the property located in a Flood Plain?	
Residential _____	Site Built _____	Modular _____	Yes _____ No _____
Commercial _____	Industrial _____	Use Classification _____	
Move in or Relocate on Same Lot _____	Addition _____	Fence _____	Do any easements apply to your property?
Shed _____	Other- Specify _____		Yes _____ No _____
			If so: Mark it on the Site Plan

Manufactured and Mobile Homes are not allowed outside of Mobile Home Parks

CITY OF CANTON BUILDING PERMIT

THIS IS YOUR PERMIT AND RECEIPT

Description of Work	For Office Use Only		
	CALCULATIONS		
APPLICANT			
Name			
Address	City/State	Zip Code	
Phone Number			
Email Address:			
<p>I, the undersigned, do hereby affirm the above statements are true and correct and I agree to comply with the rules and regulations of the City of Canton. The proposed work is authorized by the owner and approval to enter the property for inspection purposes is granted to agents of the City.</p> <p>I hereby agree that all required sidewalks shall be installed within 120 days after this permit is issued and before the structure is approved for occupation. I hereby agree that if the structure is completed in the winter, the sidewalks shall be installed by May 31st of the following year.</p>	Cost of Work		
	Permit Fee	Cash	
		Check #	
	Issued by Authorized Official	Signature:	
	Date Issued:	Amended Date	
	Explanation:		
	Building Inspector:		
Signature	If Hearings are needed:		
	Variance _____	Conditional Use _____	
	P & Z Hearing Date: _____		
	Approved _____	Denied _____	
	Vote: _____		
_____ Owner _____ Owner's Representative _____ Contractor			

City of Canton Building Permit
Contractor's / Designers Information

General Contractor

Name: _____	Contact Person: _____
Adress: _____	Office Phone: _____
City: _____	Cell Phone: _____
Phone: _____	Email: _____

Plumbing Contractor

Name: _____	Contact Person _____
Adress: _____	Office Phone: _____
City: _____	Cell Phone: _____
Phone: _____	Email: _____

Electrical Contractor

Name: _____	Contact Person _____
Adress: _____	Office Phone: _____
City: _____	Cell Phone: _____
Phone: _____	Email: _____

Heating/Vent/Air Conditioning Contractor

Name: _____	Contact Person _____
Adress: _____	Office Phone: _____
City: _____	Cell Phone: _____
Phone: _____	Email: _____

Architect

Name: _____	Contact Person _____
Adress: _____	Office Phone: _____
City: _____	Cell Phone: _____
Phone: _____	Email: _____

Other

Name: _____	Contact Person _____
Adress: _____	Office Phone: _____
City: _____	Cell Phone: _____
Phone: _____	Email: _____

BUILDING PERMIT APPLICATION

SITE PLAN

Name _____ Address _____

Your Property Area:

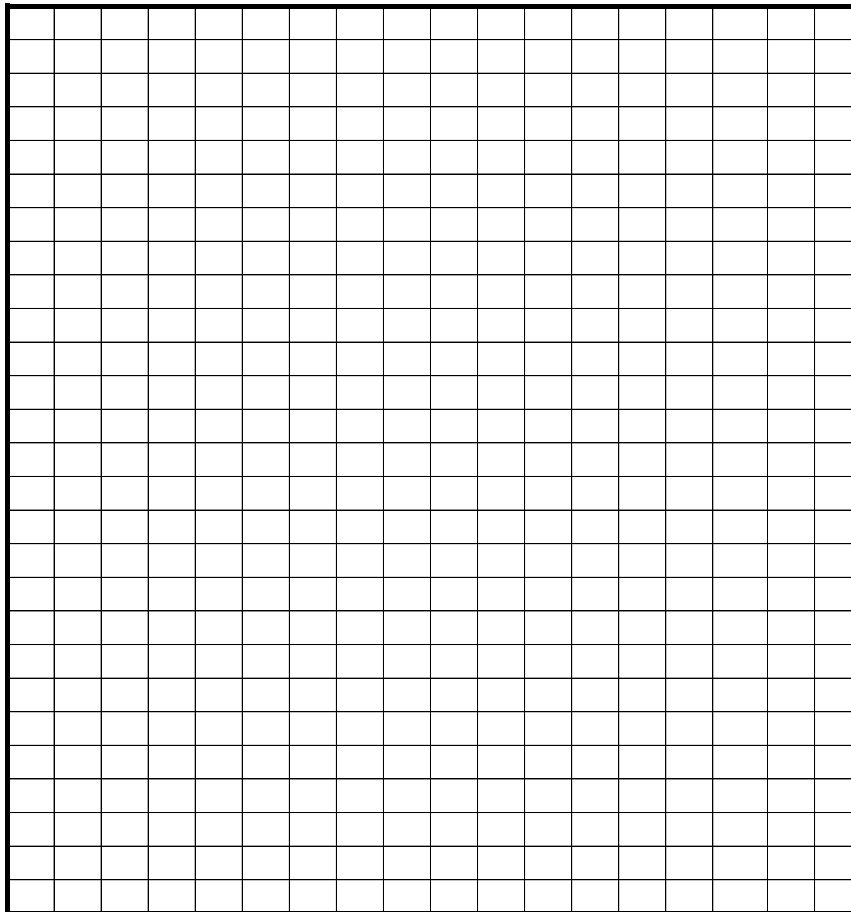
Show the following information: as close to scale as possible.

1. Measurements and locations of all existing building and fences.
2. Location and dimensions of proposed building or alterations.
3. Indicate N., S., E. & W

Measurements are from the lot lines to any building, existing or proposed, in all four directions.

See Attached Site Plan _____

If new Construction - Attach Detailed Plans for all Levels



BUILDING PERMIT APPLICATION

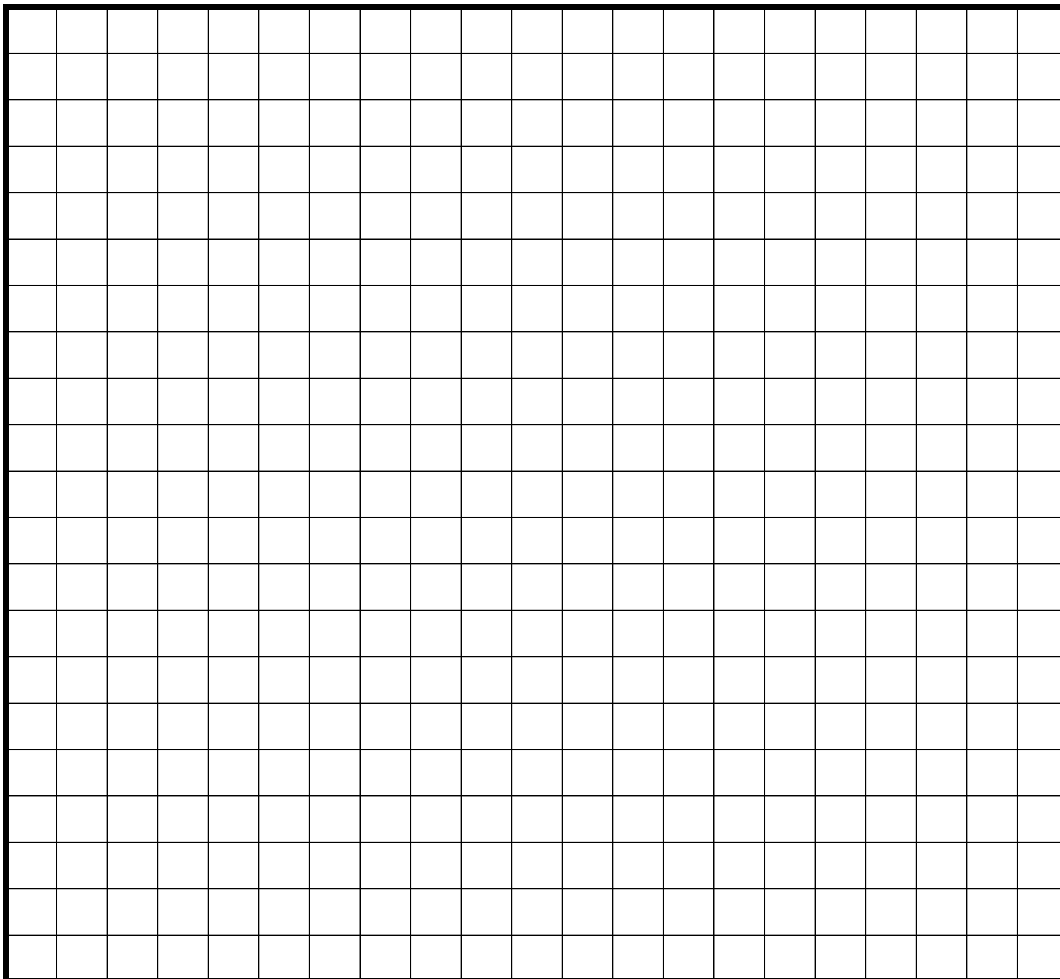
Location on the Block

Name _____ Address _____

**Location on the block - 1 square = 15 square feet
General Area - Show the following information to scale.**

1. Label all four street or avenue names around your block.
2. Location of your lot lines in relation to the City Block, including alleys, if present.
3. The location of any structure on any *adjoining* property within 10 ft. of your lot lines and label the distances.

St. or Ave. _____



St. or Ave. _____

St. or Ave. _____

St. or Ave. _____

If you are unable to complete this lot location on the block, office staff can help.

City of Canton Building Permit Information

Page 5

The application is not acceptable unless All required information is provided.

The applicant is responsible for contacting the Building Inspector for inspections.
The Building Inspector requires a 24 hour for each inspection: Footings, Framing and Finish.
The Building Inspector may require more inspections if necessary.

Eric Eneboe - 605-321-4783

The Building Permit becomes invalid if work is not started within 6 months or if work stops for six months.
Extensions on timeline issued at the discretion of the Code Official.
Full Permit Fees will apply if permit needs to be resubmitted.

All work must be done according to:

1. City Ordinances - www.cantonsd.org
2. City Engineering Design Standards - www.cantonsd.org
3. State Plumbing Code - Search on line: State Plumbing Code - State of South Dakota
4. International Building Codes - Google - International Building Code - 2015

Additional Permits that may be required: Available at City Hall or on the City Web - www.cantonsd.org

1. Curb and Gutter or Approach
2. Sidewalks
3. Work done on Water Service - Curb Stop and Service Line
4. Work done on Sewer Service - Service line from Main to the building.
5. New Water Service - \$300 Hook up Fee
6. New Sewer Service - \$300 Hook up Fee

New or Updated Plumbing:

Individuals doing plumbing on his or her own residence or new residence is required to have a HomeOwner's plumbing permit.

To obtain a permit form you can either send \$5.00 to the :

SD Plumbing Commission
308 S. Pierre St. c/o 1320 E. Sioux Ave.
Pierre, SD 57501

1-605-773-3429

OR

Go to their webpage at <http://plumbing.sd.gov>

Click on Forms: Homeowner Plumbing Installation Certificate and fill out the application and send in with the fee of \$75.00 (made payable to the "State Plumbing Commission") to the address above.

(The \$75.00 covers the \$5.00 permit form and the \$70.00 inspection fee.)

(They will accept cash, check or money orders. They do not use credit cards
and will only mail out the permit when they receive the money in the mail.)

Drains in Garages require a Sand & Grease Trap.

Water and Sewer Construction:

A Site Plan is required.

Showing Size and Type of Pipe.

The required 10 feet of Separation of Pipes.

B. Site Plan approval needed prior to issuing a building permit involving water and sewer work.

C. Water Service lines that are 2 inches in diameter and smaller: Shall be U.S. Govt. Type K soft copper tubing. SDR17 Certa-Lok Yeomine Restrained Joint PVC pipe may be used for services 2 inches and smaller when the service is located outside of the City Right of Way or easement.

REGS - SITE PLAN - CORNER LOT

See Sample Site Plan Drawing (Pg 2)

Site Plan must include all existing structures and proposed structures

Property line is just inside the city right of way. Usually the inside of the sidewalk.

Main Structure (Dwelling and attached garage)

Set Backs:

Both Fronts - 20 feet back from property line.

Side and Rear - 7 feet from the property line.

Accessory Buildings - sheds, detached garages and any structures

Allowed in rear yards only

Cannot cover more than 30% of the rear yard

20 foot setback from front property line

7 foot setback from side/rear

All Garage Setbacks - From garage door

20 foot from street right of way

15 foot from alley access

Maximum coverage of the full property is 50%; all structures.

Measurements:

Start from the footprint of the structure to the property line, not the curb.

Fences:

May be located on the lot line.

*Except when along the public right of way, the fence must be 1 foot away from the property line

(Even if sidewalk is not there.)

Can be up to 8 foot tall in rear yards

Cannot be more than 4 foot in front yards

Must be 50 % open fencing in front yards.

City right of way along the street is usually 13 foot. 8 foot boulevard and 5 foot side sidewalks

* Some streets have 60 ft right of ways, 80 ft right of ways and some have 66 ft right of ways.

You must know where your property lines are.

Buildings should be 10 foot apart.

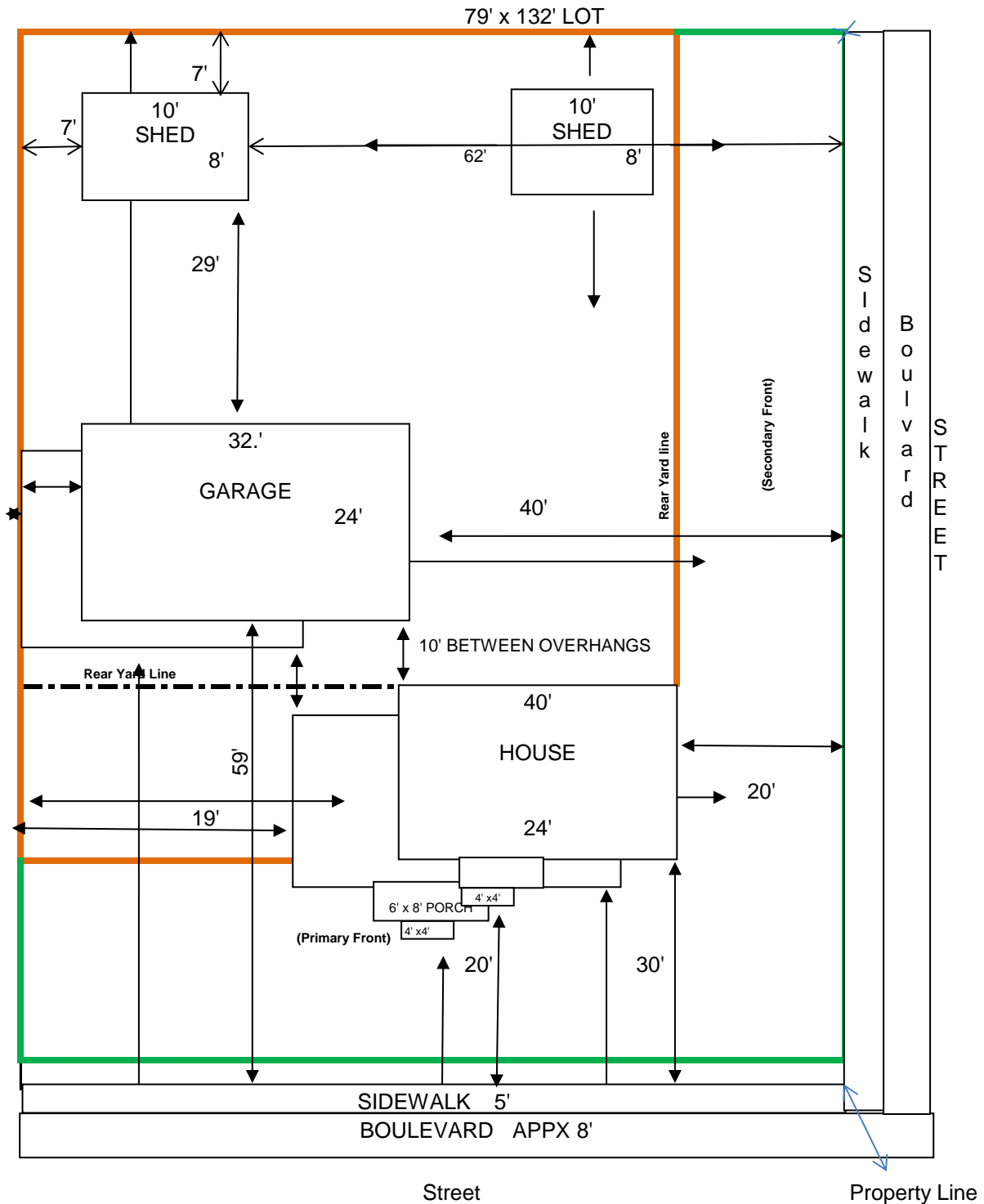
If closer than 10 ft, the structures are considered as one. This could make a difference on setbacks.

Sample Site Plan for Corner Lots

SAMPLE SITE PLAN FOR CORNER LOTS: LOCATION OF ALL STRUCTURES AND PROPOSED STRUCTURES

Orange Line - Fence can be up to 8 ft tall.

Green Line - Fence can be up to 4 ft tall with 50% open fencing.



REGS - SITE PLAN - INTERIOR LOT

Page 1

See Sample Site Plan Drawing (Pg 2)

Must include all existing structures and proposed structures.

Property line is just inside the city right of way. Usually the inside of the sidewalk.

Main Structure (Dwelling and attached garage)

Set Backs:

Front - 20 feet back from property line.

Side - 7 feet from the property line.

Rear - 15 feet

Accessory Buildings - sheds, detached garages and any structures

Allowed in rear yards only

Cannot cover more than 30% of the rear yard

20 foot setback from front property line

7 foot setback from side/rear

All Garage Setbacks -From garage door

20 foot from street right of way

15 foot from alley access

Maximum coverage of the full property is 50%; all structures.

Measurements:

Start from the footprint of the structure to the property line, not the curb.

Fences:

May be located on the lot line.

*Except when along the public right of way, the fence must be 1 foot away from the property line
(Even if sidewalk is not there.)

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Buildings should be 10 foot apart.

If closer than 10 ft the structures are considered as one. This could make a difference on setbacks.

Sample Site Plan for Interior Lots

Sample Site Plan for Interior Lots

Green Line - Fence in front yard can be 4 ft tall and must be 50% open fencing.

Orange Line - Fence can be up to 8 ft tall in side and rear yards.

69' x 132' LOT

