

SUBMITTALS REQUIRED FOR PERMIT

- Building Permit Application**
- Separate Electrical and Plumbing Permits, if applicable**, are required through the State Electrical Commission at <https://dlr.sd.gov/electrical/forms.aspx> or by calling (605) 773-3573 and the State Plumbing Commission at <https://dlr.sd.gov/plumbing/forms.aspx> or by calling (605) 773-3429
- Certificate of Survey or an accurate, dimensioned Site Plan** showing the proposed structure
- Copies of construction plans showing proposed designs and materials**

Drawings should be to scale and include:

- Site Plan** – provide a land survey or site plan showing parcel dimensions and locations of existing and proposed structure(s). A copy of your land survey might be available from the city building files.
- Foundation Plan** – describe dimensions and locations of footings and foundations, foundation materials, reinforcements, and foundation anchor types and locations.
- Floor Plan** – describe building area uses, dimensions and locations of walls, windows and doors, and various structural details. (Brace wall design, foundation design)
- Elevations** – provide front, back and side views of the building, describing building height, exterior wall and roof finishes, and opening locations including windows and doors.
- Cross Sections** – describing structural details for footings, foundations, walls, ceilings and roofs; provide material descriptions for joists, rafters, beams, headers, manufactured trusses, etc.

ZONING SETBACKS & PLACEMENT

Dwelling Type Based on Zoning Districts		Minimum Density (SF/d.u.)	Dwelling Unit/Acre	Minimum Lot Area (SF)	Minimum Required Lot Width	Minimum Required Front Yard	Minimum Required Side Yard b., c., d.	Minimum Required Rear Yard	Maximum Overall Height a
R-1 Single Family Residential District									
Single-family		9,000	4.84	9,000	75'	25'	9'	25'	35'
Other allowable	CU	NA	NA	9,000	75'	25'	9'	25'	35'
R-1C Compact Single Family Residential District									
Single-family		4,500	9.68	4,500 g.	40'	15' h.	6'	20'	24'
Other allowable uses	CU	NA	NA	4,500 g.	40'	15' h.	6'	20'	24'
R-2A Single Family Attached Residential District (Closed District)									
Single-family		4,500	9.68	4,500	50'	25'	6'	25'	35'
Duplex		3,000	14.52	6,000	50'	25'	6'	25'	35'
Triplex		2,000	21.78	6,000	50'	25'	6'	25'	35'

Fourplex		2,000	21.78	8,000	50'	25'	6'	25'	35'
Other allowable	CU	NA	NA	6,000	50'	25'	6'	25'	35'
R-2 Single Family Attached Residential District									
Single- family		6,000	8.7	6,000	40'	25'	7'	25'	35'
Duplex		4,500	9.68	9,000	80'	25'	7'	25'	35'
Triplex		3,750	11.6	11,250	100'	25'	7'	25'	35'
Fourplex		3,375	12.9	13,500	120'	25'	7'	25'	35'
Other allowable	CU	NA	NA	9,000	80'	25'	7'	25'	35'
R-3 Multi-Family Residential District									
Single-family		6,000	7.26	6,000	60'	25'	9'	25'	35'
Duplex		3,000	14.52	6,000	80'	25'	9'	25'	35'
Triplex i.		2,500	17.42	7,500	90'	25'	9'	25'	35'
Fourplex i.		2,500	17.42	10,000	100'	25'	9'	25'	35'
5 to 8 units		1,300 e.	NA	6,500 f.	100'	30'	9'	25'	35'
9 to 12 units		1,300 e.	NA	11,700 f.	125'	30'	10'	25'	55'
Over 12 units		1,300 e.	NA	16,900 f.	150'	30'	15'	25'	55'
Other allowable	CU	NA	NA	10,000	100'	30'	9'	25'	35'
R-4 Manufactured Homes District									
Manufactured Home		5,000	NA	5,000	50'	25'	6'	15'	20'
Other allowable uses	CU	5,000	NA	5,000	50'	25'	6'	15'	20'
R-G Residential Garage District									
Residential Garages		5,000	NA	5,000	50'	25'	9'	25'	24'
Other allowable uses	CU	5,000	NA	5,000	50'	25'	9	25'	25'
R-S Residential Storage District									
Permitted uses		NA	NA	10,000	100'	40'	10'	15'	24'

BUILDING INSPECTIONS:

The following inspections must be requested during construction:

- ✓ **Site/Location & Footing** – Prior to placement of concrete.
- ✓ **Foundation**-- Prior to backfill.
- ✓ **Framing**-- Prior to concealing the structural frame of the building.
- ✓ **Final** – Upon completion of the structure.

City inspections may be requested online using the OpenGov (permitting) software at www.watertownpermits.com or by calling the Community Development Division at (605)882-6201.

Additional inspections for plumbing and electrical work may be required by the State. Please schedule State inspections at least 72 hours in advance. For our region's State Plumbing Inspector, call Corey Foster, at (605) 295-0007 to schedule a plumbing inspection and call or preferably text our region's State Electrical Inspector, Dan Urban, at (605)222-0143. Have your address and permit readily available.

- More information for State Plumbing Inspections at <https://dlr.sd.gov/electrical/inspections.aspx>
- For more information for State Electrical Inspections at <https://dlr.sd.gov/plumbing/inspections.aspx>

CONSTRUCTION REQUIREMENTS

Footing and Foundations: A frost protected foundation must be provided for a home or attached garage addition. Footings must extend to at least 48" below grade or provide equal frost protection. Residential footings must be at least 8" deep of cast-in-place concrete placed on undisturbed or compacted soil.

CLASS OF MATERIAL	LOAD-BEARING CAPACITY (Lbs. per SF)
Sandy gravel and/or gravel	3,000
Sand, silty sand, clayey sand, silty gravel and clayey gravel	2,000
Clay, sandy clay, silty clay, clayey silt, silt and sandy silt	1,500

Energy Code: Watertown is located in Climate Zone 6, therefore components of residential dwellings must meet the following energy conservation standards:

Climate Zone 6	Slab-On Grade Floors	Crawl Space Walls	Basement Walls **	Framed Exterior Walls	Floors Over Unconditioned Spaces	Windows & Doors	Skylights	Roof / Ceiling
Residential Addition	R-10 to 48" below grade	R-15	R-15	R-20	R-30	U-0.32	U-0.55	R-49
Attached Garage Addition	NO ENERGY CODE REQUIREMENTS.		Maintain fire separation between residence and attached garage. Minimum 1/2" gypsum drywall, except 5/8" Type X required where living space is above garage. Door to residence must be 20 min. fire rated or min. 1 3/8" steel skin or solid wood.					
**Note that basement walls must be insulated on the exterior to provide at least R-10. Additional insulation on the basement wall interior must not exceed R-11 unless foam plastic is used.								

Vapor Retarders: A sealed, Class I or II vapor retarder of sheet polyethylene, unperforated aluminum foil or Kraft-faced fiberglass batts (permitted only when specified on the construction documents) must be installed on the interior/warm side of framed wall and roof/ceiling insulation; no vapor retarder is required in floor assemblies.

LUMBER & CONVENTIONAL CONSTRUCTION DETAILS

Lumber exposed to weather, within 6" of exterior grade or in contact with soil, concrete or masonry must be naturally resistant or treated to resist decay and rot. Wood that is to be used in contact with the ground or underground must be pressure-preservative treated for ground contact. Where treated lumber is cut or drilled, the exposed surface should be thoroughly field treated with a wood preservative containing copper naphthenate – available at most home improvement and paint stores.

Bottom Plate: One treated 2"x 4" or 2"x 6" anchored by approved strap anchors or ½" foundation anchor bolts, with washer and nut spaced not more than 6 feet on center, and not more than 1 foot from each corner or end of plate on all sides of the structure.

Studs: 2"x 4" or 2"x 6" studs spaced 12", 16" or 24" on center, with three studs at exterior corners. Please see section R602 for more details along with tables R602.3.1 and R602.3(5).

Top Plate: Two 2"x 4"s or two 2"x 6"s lapped at corners and overlapped at least 24" at splices.

Wall Sheathing: Panel sheathing (plywood, oriented strand board or other approved sheathing).

Weather Resistive Exterior Walls: House wrap (i.e. Tyvek, Typar, Home Par, etc.) must be installed and sealed on all residential additions and where the exterior finish/siding is being replaced on any existing full wall. The exterior wall must be finished with siding, stucco, brick or other weather resistive exterior wall covering.

Windows and Doors: Doors providing direct access from dwellings into attached garages must be steel faced, wood 1 3/8" solid core or 20-minute fire rated. Safety glass (tempered or laminated) must be installed where subject to possible human impact.

Headers: Headers must have at least a 2" x 4" or 2"x 6" trimmer stud under each end but may require more than one. For header sizes and number of jack studs, please see Table R602.7(1) in the International Residential Code or contact your local lumber yard.

Trusses / Rafters: Manufactured roof trusses are highly recommended. If hand framed rafters are being used, the size of the rafter is determined by the rafter spacing and the rafter span.

Roof Sheathing: Roof sheathing must consist of 1" nominal thickness boards or of plywood, OSB or other span rated sheathing.

Shingles: Specify the type of roof covering to be used (i.e. asphalt composition shingles, wood shingles or other) including underlayment's.

Alarms & Carbon Monoxide Alarms (R314 & R315): When an alteration, repair or addition occurs, the individual dwelling unit shall be equipped with smoke alarms and carbon monoxide alarms located as required for a new dwelling. Interconnection of alarms in existing areas shall not be required and battery powered devices allowed where alterations or repairs do not result in removal of interior wall or ceiling finishes exposing the structure.

Smoke alarms shall be installed in each of the following locations:

- In each sleeping room.
- Outside of each separate sleeping area in the immediate vicinity of the bedrooms.
- On each additional story of the dwelling, including basements but not including crawl spaces and uninhabitable attics.
- Smoke alarms shall be installed not less than 3 feet horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by this section.

Carbon Monoxide alarms shall be installed in the following locations:

- One Carbon Monoxide Alarm shall be installed outside and not more than 10 feet from each separate sleeping area or bedroom on each level.
- Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.

Egress Windows & Window Wells

An egress window must be provided for each new sleeping area/bedroom. An egress window must be provided for a basement addition unless the basement addition has access to an existing basement egress window. Provide at least 4.6 square feet clear opening area for 1st story egress and 5.7 square feet clear opening area elsewhere. Minimum width is 20" and minimum height is 24". Egress windowsill height must not exceed 48" above finished floor. Window wells must provide at least 3'X 3' (9 square feet) of open area for egress and a permanent ladder must be installed if the window well is 48" deep or deeper. See Egress/Escape Window handout for more details.

Window Fall Protection

Fall protection must be provided for windows for building additions where the sill of the window is more than 6' above exterior grade and the interior sill height is less than 2' above finished floor. Where window fall protection is installed, the window opening area must be less than 4" in width.



CITY OF

WATERTOWN

PUBLIC WORKS - COMMUNITY
DEVELOPMENT

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