

CONTRACTOR NEWS

City of Sturgis

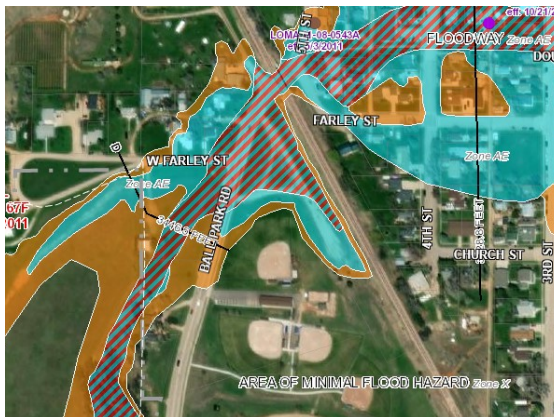
March 2021

City of Sturgis Hires New Building Inspector

The City of Sturgis Planning and Permitting Department has hired Corina Tibbitts as the new Building Inspector. Corina has more than 5 years of building inspection experience at both the county and municipal levels. She has extensive experience in both residential and commercial inspection processes. She is certified as a Commercial Building Inspector, Commercial Plans Examiner, and Permit Technician through the International Code Council. She also has experience with the Property Maintenance Code and the energy efficiency building standards. She replaces Scott Rovere, who retired in September 2020.

Floodplain Development Permit Required

Did you know approximately 20% of the land located in the City of Sturgis is within the Special Flood Hazard Area (SFHA)? Before you start a building project, please check to see if the property is located in the 100-year floodplain. A map is available on the city website at <https://www.sturgis-sd.gov/fema-floodplain-map>. If a property is located in the 100-year floodplain, FEMA requires that Floodplain Development Permit is issued along with the building permit. There is no extra fee for the floodplain development permit. Total detailed costs for labor and materials must be submitted. This also includes any upgrades, such as a remodel or addition, or routine maintenance such as roofing repairs. If the project is considered to be Substantial Improvement (50% of the structure's market value BEFORE improvements), the structure must be brought into compliance with flood damage regulations, such as elevating the structure at or above the 100-year flood elevation, or following additional building regulations to meet FEMA's requirements. More details can be found on the Floodplain Development page on the City website.



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Avoid a fine!

A building permit is required for any project valued above \$300. If a contractor is caught performing work inside city limits without having a permit approved and paid for, they are subject to a fine of **80%** of the value of the permit. Building permits and contractor licenses can be applied for using the CitizenServe online website.

Planning and Permitting Hours Extended

The Planning and Permitting Department operates from **7am-6pm Monday through Friday**. Inspections can be requested by calling (605) 347-4422 ext. 3 at least 24 hours in advance. Inspections can also be requested on a building permit application issued through CitizenServe.

City of Sturgis

City Provides Guide on Subdivision Regulations

Demand for housing is on the rise in the Black Hills area. To assist with the development process for developers, the City of Sturgis has provided a checklist for developers to review what is required before a project can be approved in city limits. The following areas are required to be reviewed prior to project approval:

- General Plans, including building footprints, existing and new utilities, and elevations
- Drainage Plans, including grading plan, drainage plan, and floodplain elevations (if applicable)
- Erosion and Sediment Control, including providing SWPPP documentation, structural BMPs, and staging areas
- Street Plans (if applicable), following MUTCD and AASHTO regulations
- Sidewalks/Parking Plan, including paved driveways to existing street and installation of sidewalks
- Landscaping Plan, including list of plant varieties, and review of landscaping walls
- Sewer and Water Services, including location of existing mains, proposed connection points, and service line sizes

The Public Works, Engineering and Planning and Permitting departments will review the checklist for accuracy and completion. Staff will also assist you if you need additional requests for your project, such as a variance to the City Ordinance, or an application to replat property. The checklist and more information can be found on the City of Sturgis Engineering and Planning and Permitting webpages at sturgis-sd.gov.

Grading and Drainage Plans Required on Site Plan

Stormwater management and regulations are enforced on a local level to protect water quality for the region. The disturbance and clearing of soil is a major contributor of stormwater pollutants entering the storm sewer system and eventually, local streams and rivers. A staging area on site (not in the public ROW) will be required to ensure that materials do not wash away and enter the storm sewer system.

In addition, changing the grading of a lot can change the natural flow of water that can negatively affect downstream landowners and cause significant damage to structures, or even loss of life. All building permits require a final grading and drainage plan to ensure that any changes in natural drainage as a result of development is contained on site, or is directed into the municipal stormwater system.



Do you have more questions regarding development within the City of Sturgis? View our FAQ page at <https://www.sturgis-sd.gov/Development-FAQs> to view answers to commonly asked questions.

MDU Requires City Perform Gas Line Pressure Test

Montana-Dakota Utilities has required that the City of Sturgis perform a gas line pressure test on all new meters. The cost of the inspection is \$25.

Please plan ahead and call us at (605) 347-4422 ext. 3 to schedule a test, or request an inspection on Citizen-Serve.

Contact Us

Give us a call or visit the City website for more information about licensing, permit requirements and code compliance.

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Visit sturgis-sd.gov for:
- Ordinances
- Fees
- Zoning Information
- Public ROW Information
- Licensing Requirements

Zoning and Floodplain Maps are also available online.