

# CONTRACTOR NEWS

City of Sturgis

March 2022

## No increase to building permit fees in 2022

For several years, there has been no increase to the City of Sturgis building permit fees. In fact, fees for new construction projects are among the lowest in the Black Hills! To calculate fees for your next project, refer to the rate chart below:

### Total Valuation Fees

<b>\$501 to \$2,000</b>	\$20.00 plus \$2.50 for each additional \$100 in valuation or fraction thereof up to \$2,000
<b>\$2,001 to \$25,000</b>	\$57.00 plus \$10.50 for each additional \$1,000 in valuation or fraction thereof up to \$25,000
<b>\$25,001 to \$50,000</b>	\$298.00 plus \$7.50 for each additional \$1,000 in valuation or fraction thereof up to \$50,000
<b>\$50,001 to \$100,000</b>	\$485.00 plus \$4.50 for each additional \$1,000 in valuation or fraction thereof up to \$100,000
<b>\$100,001 to \$500,000</b>	\$710.00 plus \$4.00 for each additional \$1,000 in valuation or fraction thereof up to \$500,000
<b>\$500,001 to \$1,000,000</b>	\$2,310.00 plus \$3.75 for each additional \$1,000 in valuation or fraction thereof up to \$1,000,000
<b>\$1,000,001 and UP</b>	\$4,185.00 plus \$2.25 for each additional \$1,000 in valuation or fraction thereof

Visit <https://www.sturgis-sd.gov/permit-fee-information> for full details on all permit fees.

## Reminder of residential basement finishing requirements

Section R302.13 of the 2021 IRC (as amended by ordinance pertaining to Fire Protection of floors) states: *“residential basements finished less than 50% shall not be required to have ½” gypsum board installed on the lid throughout.”* If the basement is finished beyond that, you will be required to protect the floor assembly in accordance with R302.13. However, some exceptions may apply (i.e. floor joists that equal or exceed 2”x10” nominal dimension and/or provided the aggregate area of the unprotection portion does not exceed 80 square feet with fireblocking the perimeter to separate the unprotection portion from the remainder of the floor assembly). If you are planning to remodel a basement, please contact the Building Inspector for questions regarding this requirement by the IRC.

## In This Issue

- IRC Basement Finishing Requirements
- Stormwater BMPs
- 2021 Construction Update
- On-site wastewater permits



All subcontractors of all disciplines shall be required to attain their own contractor’s license issued by the City of Sturgis annually. Valid liability insurance coverage and your South Dakota excise tax ID are required for licensing.

## Planning and Permitting Hours for 2022

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

City of Sturgis

## Sturgis enforces stormwater BMPs for construction

The City of Sturgis is an MS4 (“Municipal Separate Storm Sewer System”) community. An MS4 is a system of conveyances owned by a municipality to direct stormwater runoff to a waterway. Unlike a sanitary sewer system, water that enters the MS4 is not treated before it is discharged into a local waterway, including Bear Butte Creek. As a contractor working in Sturgis, be sure to implement Best Management Practices (BMPs) for each job, no matter how big or small, so construction debris does not enter Sturgis’s MS4 and pollute the local waterways. Various methods of protection include the following:

### Erosion Prevention Best Management Practices:

1. Retain a **Buffer Zone** outside of construction area (not to be used on its own)
2. Preserve **Natural Vegetation** as much as possible
3. Consider **Dust Control**
4. Provide **Ground Cover**, such as hydromulch, straw mulch, wood or cellulose fiber, or gravel or crushed rock
5. Utilize **Hydraulic Applications**, such as tackifiers and hydraulic mulch
6. Use **Matting** for slopes 2:1 and steeper. Examples include a straw or coconut mat (or combination), jute mats, or erosion control blankets
7. **Plastic Sheeting** for slopes and stockpiles
8. Provide **Seeding (Temporary and Permanent)** as soon as possible
9. Use **Sod** for permanent or temporary cover



### Runoff Control Best Management Practices:

1. **Check Dams** for swales or ditches to reduce velocity of water
2. **Diversion Dikes** and **Swales** to divert runoff
3. **Grass-lined Swale**
4. Install **Outlet Protection** to reduce speed of concentrated flow
5. Install a **Pipe Slope Drain** on steep hills to discharge into a stabilized watercourse
6. Using tracked equipment for **Surface Roughening** to provide protection from sheet erosion

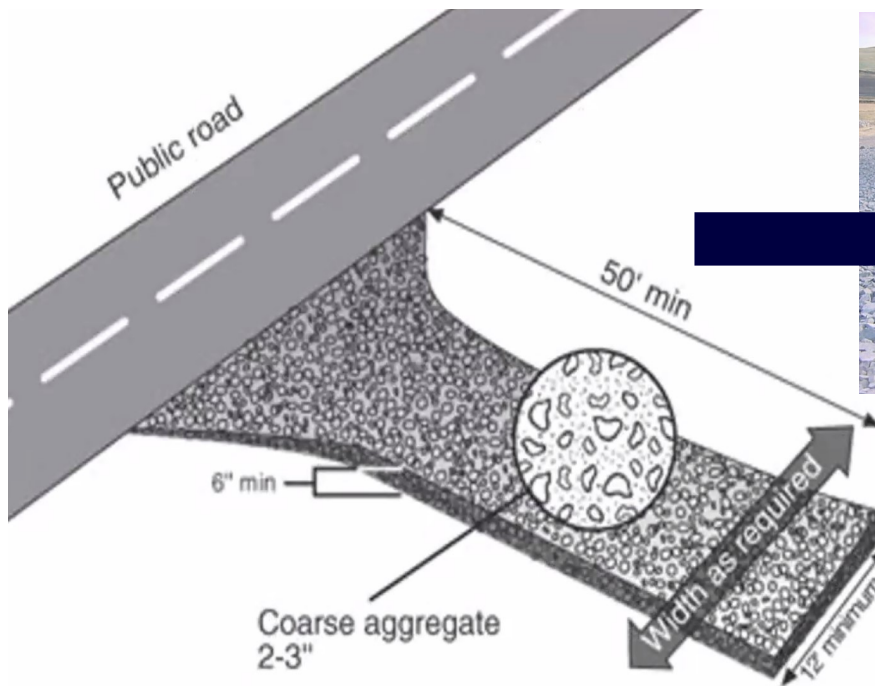


Several BMPs are missing for this project. Concrete washout has left the job site and is entering the MS4. Inlet Protection also would have helped prevent any pollutants from entering the storm drain.

## Sediment Control Best Management Practices:

1. Install **Bio-filter Bags** to provide a physical barrier to sediment runoff
2. Install and identify the **Construction Entrance**, made of coarse aggregate, on the site plan
3. Consider implementing **Dewatering BMPS** to filter water
4. **Filter Berms** reduce the rate of surface runoff.
5. **Inlet Protection** measures such as bio-filter bags provide protection to storm inlets and prevents contaminated water from entering the MS4
6. **Oak Mats** can be used to reduce tracking and provide a platform for materials and equipment

7. **Sand Bags** are a low-cost measure to contain construction runoff
8. Installing a **Silt Fence** is a common BMP for perimeter control
9. **Synthetic and Natural Wattles** are also a common erosion control measure



This illustration shows an ideal egress to a construction site. Two- to three- inch coarse aggregate helps clean the tires of equipment leaving the job site and prevents debris from entering the public street.

City Ordinance prohibits non-stormwater discharge into the MS4 (City Ordinances 11.04.07, 11.05.02, 11.05.23). Avoid a potential fine by adhering to the BMPs provided in this newsletter.



## PERMITS & LICENSING

All permits are available online. Click on the Permits & Licensing icon on the [City of Sturgis homepage](#) to access the CitizenServe web portal.

## Planning Director releases annual building report update

Director of Planning and Permitting Dave Smith reports that building permits were up by 7% in 2021. Nine hundred ninety-six (996) permits were issued, with 2,018 inspections completed in 2021. Permits for 94 new housing units were issued with a total valuation of \$18,534,000, almost double from 2020. The [full report](#) presented at the February 7 City Council meeting is available at the City of Sturgis website.

## On-site wastewater permits available through CitizenServe

To accommodate the demand for development as the city continues to grow, the Planning and Permitting Department now allows for applications for on-site wastewater permits. These permits are currently restricted to subdivisions that are within city limits but do not have wastewater services available to the property, such as Hidden Valley Estates. The permit cost for the initial installation fees will follow the building permit fee schedule. Design and installation criteria will primarily be regulated by state-regulated requirements. The system will need to be designed by a South Dakota Licensed Engineer following SD DANR requirements and installed by a state-licensed installer. At the time of application, a site plan must show the location and distances from buildings and underground service lines. Refer to [South Dakota Administrative Rules Article 74:53](#) for more regulations or contact our department for more information.



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.

## 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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Sturgis, SD 57785

Visit [sturgis-sd.gov](http://sturgis-sd.gov) for:  
- Ordinances  
- Fees  
- Zoning Information

## REMINDER: All Inspections Require 24-hr Notice

Plan ahead to schedule inspections for the Planning and Permitting and Public Works Departments. While we strive to provide a prompt response to your requests, the City of Sturgis requires a minimum of 24-hours notice for inspections (not including weekends or holidays).

All public meeting schedules are posted on the city website at [sturgis-sd.gov](http://sturgis-sd.gov). Meetings are also streamed live on the City of Sturgis Facebook page at [www.facebook.com/cityofsturgis](https://www.facebook.com/cityofsturgis)