

2025 Pierre Area Contractor Meeting



Building Permits

The screenshot shows the City of Pierre website interface. At the top left is the City of Pierre logo with the text "CITY OF PIERRE SOUTH DAKOTA". A navigation bar contains links for "Government", "Departments", "City Services", "Our Community", and "How Do I...". A search bar on the right asks "How can we help?" with a magnifying glass icon. On the left side, a vertical menu lists "Outdoor Pool", "Emergency Alert Status", "City Notifications", "City Commission", and "Ordinances". The main content area features a background image of the South Dakota State Capitol building. Below this image is a dark blue horizontal bar with six white circular icons and their corresponding labels: "Jobs", "Report a Concern", "Pay Your Bill", "Building Permits", "Agendas & Minutes", and "Airport". A large red arrow points directly to the "Building Permits" icon. At the bottom of the page, there is a "NEWS & UPDATES" section and a "Select Language" dropdown menu.

NEWS & UPDATES

Select Language

Building Permits

Building Permits



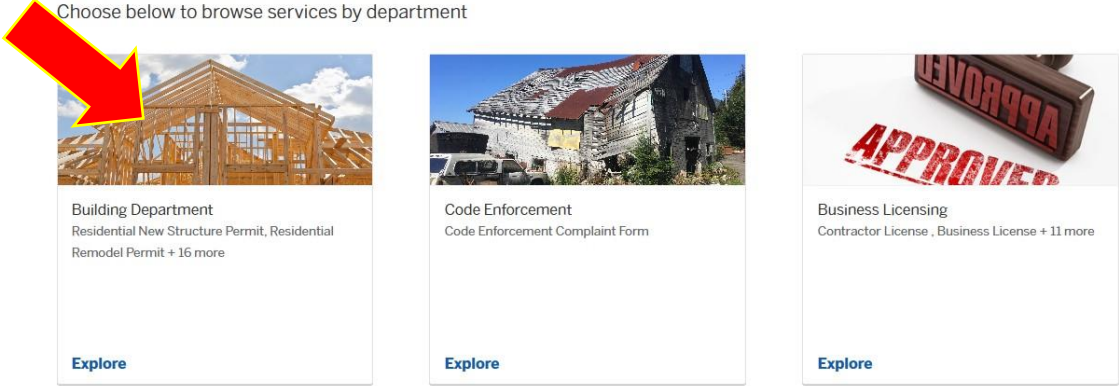
Do I need a permit?

Permit Fees

Permit Applications

Discover Online Services

Choose below to browse services by department



Building Department
Residential New Structure Permit, Residential Remodel Permit + 16 more

Code Enforcement
Code Enforcement Complaint Form

Business Licensing
Contractor License , Business License + 11 more

Explore

Explore

Explore

Building Permits

Apply Online

Choose your permit type

Residential New Structure Permit This Residential Building Permit Application is for New Single Family Homes, Duplexes, and Townhomes (3 stories in height or less), Additions, and Accessory Structures (detached garages).	Select
Residential Remodel Permit This Residential Building Permit Application is for Remodels of Single Family Homes, Duplexes, and Townhomes 3 stories in height or less	Select
Residential Maintenance Permit This Residential Building Permit Application is for Roofing, Siding, Doors, Windows, Foundation Stabilization	Select
Commercial New Structure Permit This Commercial Building Permit Application is for New Structures and Additions.	Select

[Building Department](#) / [Residential Maintenance Permit](#)

[Apply Online](#)

Residential Maintenance Permit

Plan review – please allow 3-5 working days for the complete application package to be reviewed. Once the permit is approved, or if further information is needed, you will receive e-mail or a phone notification.

Any person who commences work on a building or structure or a Right-of-Way project before obtaining the necessary permits shall be subject to an additional fee established by the building official that shall be in addition to the required permit fees. (\$50.00 minimum – double the permit fee maximum) Legal and/or civil proceedings may also be commenced. All contractors shall verify that a permit is in place before commencing any work.

The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the building official from requiring the correction of errors in the construction documents and other data. The building official is authorized to prevent occupancy or use of a structure where in violation of this code or of any other ordinances of this jurisdiction.



From here you complete:

- Your contact information
- The property address
- Project information
- Upload plans (depending on type of work)

Utilities



- Electric service installation requires a permit *and* a utility contract with the city.
- Once a permit has been paid for and a contract has been established, the city electric department can bring the new service into the property.



- Water taps for new services are performed by the city water department.
- When demolishing structures, or combining lots, unused water services shall be removed to the corp stop.

Water and electrical service permit applications are available in the building permit portal at cityofpierre.org



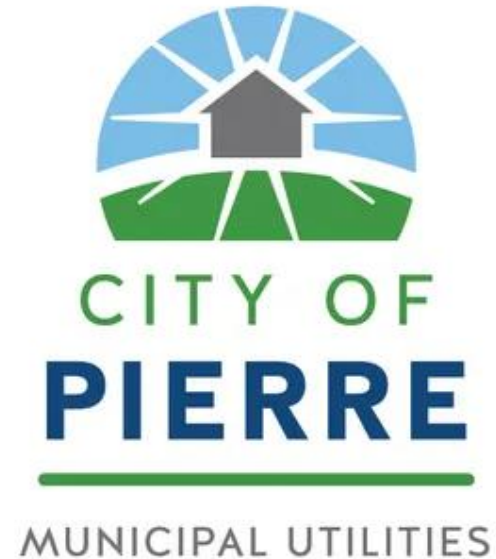
**Know what's below.
Call before you dig.**

Utilities



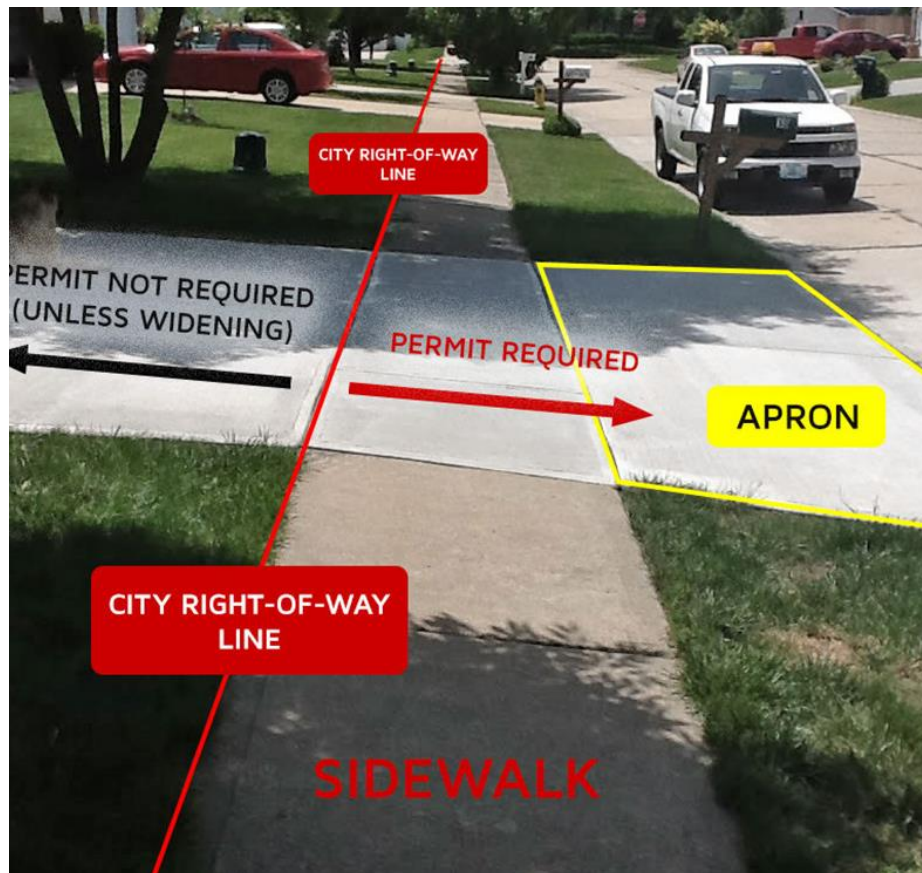
Energy rebates are available through Bright Energy Solutions. In 2024, the City of Pierre provided \$59,074 in rebates to utility customers.

Incentives are available for home and commercial appliances and equipment.



Know what's **below.**
Call before you dig.

Work in the City Right-of-Way



- The property line is the edge of the right-of-way.
- The back of sidewalk is not always the edge of the right-of-way. Property pins may be up to 12" behind the sidewalk.
- In areas where there is curbside sidewalk, the right-of-way may extend into the yard of a property, however the property owner is still obligated to maintain this area as well as the sidewalk.
- Where there is boulevard sidewalk, property owners must also maintain the boulevard area.



Know what's below.
Call before you dig.

Work in the City Right-of-Way

- Right-of-Way Permits are required for work in the city right-of-way, such as sidewalks, driveways, boulevard landscaping, etc. Flatwork on private property does not require a permit; however, for commercial applications, accessibility requirements must be met.
- Inspections are required prior to placing concrete or other paving materials,.
- All sidewalks must conform to the requirements of the ADA, even when making repairs.
- Contact City Engineer's office to discuss occupation of right-of-way. Approval is required to place dumpsters, construction materials, vehicles and trailers and for any street closures.

Be aware of:

Trench & excavation safety.

You are required to follow OSHA standards for excavations.

Protection of the public.

Ensure proper barriers and safety features at your jobsites.

Traffic Control

When working in city streets, you are required to follow MUTCD standards.



Subgrade Compaction & Warranty

- **Section 6-6-105 Regulation of excavations made in bituminous and gravel streets.**

Trenches that are made in streets that have a bituminous or gravel surface shall be made in the following manner: On bituminous surfaces, the width of the paved surface removed shall be at least six inches wider than the bucket on the excavating equipment or the completed excavation. The material shall be saved and replaced in its original position after the excavation is completed and backfilled. The backfilling and replacing of excavated material from trenches excavated within city streets, roads, alleys and other public places shall be free from large clods, stones, frozen earth, and boulders. The material shall be placed in layers not exceeding twelve inches in depth of uncompacted material, moistened or aerated to the optimum condition for compaction, as the case may be, and thoroughly tamped in place by a mechanical tamper to a density of ninety five per cent (95%). Any excess material shall be removed from the site and the surface smoothed off to the original condition before the excavation was made. The permittee shall pay in advance to the city a fee per square foot of ditch excavated, for replacing the base course and wearing surface of bituminous streets. On gravel streets and alleys, the permittee shall pay in advance to the City a fee per square foot of ditch excavated. There shall be a minimum charge for each excavation. The fee shall be set out in a schedule to be approved by the City Commission, as presented and on file at the city business office. Bituminous street cuts from November 1 through March 31 will be charged a premium rate according to the schedule of fees due to a lack of permanent patching materials. The permittee shall cut or require the cut to be made by sawing a neat line and shall provide warning lights and barricades for at least twenty-four hours after he has completed his work on all bituminous streets. The permittee shall notify the city of the approximate time the excavation will be ready for the base and surface material to be replaced. Plumbers, contractors and sewer builders doing work under this chapter shall maintain all trenches for a period of one year from the date the excavation is made

Property Corners



The City of Pierre does not locate property pins or perform lot surveys. A licensed land surveyor will be required for this.

At times, property pins are not able to be located due to factors such as:

- Land movement
- Ground disturbance from utility work
- Never having been placed

Neither the curb line or the back of the sidewalk is the lot line. Landscaping may extend into a right-of-way, but structures such as buildings, sheds or fences may not.



**Know what's below.
Call before you dig.**

Civil Engineering and Site Work

Prior to beginning work on retaining walls, site grading, Street repair and improvement, or other civil work, please contact the City Engineer's office to determine what may be required on a particular project.

Depending on the specific site and scope of work, items of concern may be:

- Geotechnical report
- Engineered design
- Access and/or utility easements
- DOT and/or DANR approval
- Storm drainage
- SWPPS



**Know what's below.
Call before you dig.**



Stormwater

Stormwater

Management practices:

- Tracking Control
 - Construction Entrance
 - Cleanup of the Streets after vehicles track out
- Inlet Protection
 - Installation
 - Keep clean
- SWPPP items
 - Ex. Silt Fences and wattles



Planning and Zoning



Prior to issuance of any building permit, compliance with City of Pierre zoning ordinances will need to be confirmed.

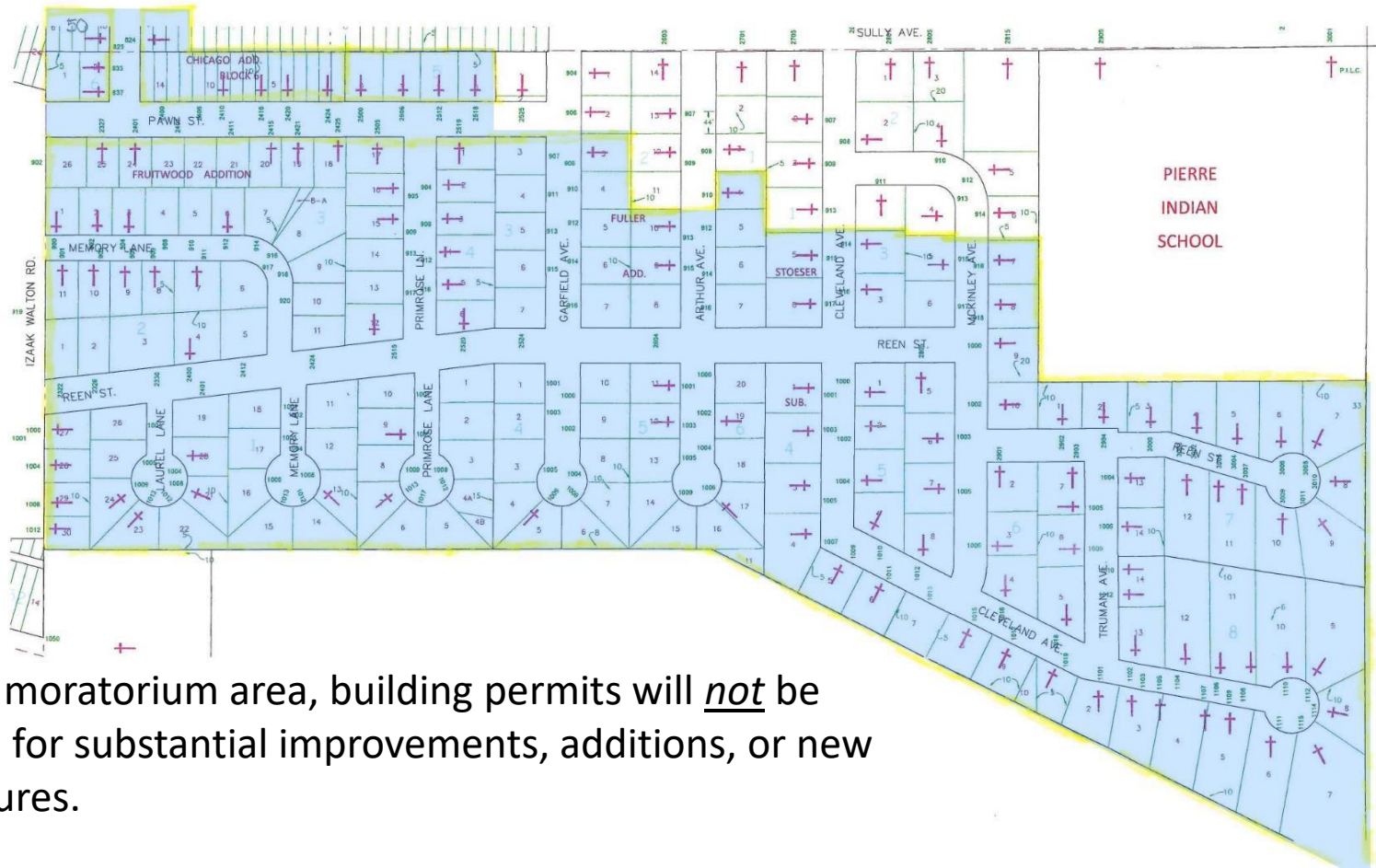
- Allowable use
- Conditional use
- Prohibited use
- Setbacks
- Allowable height
- Lot coverage
- Required parking

When subdividing or combining lots, a replat prepared by a South Dakota licensed surveyor is required. No newly created parcels can be non-conforming and the plat shall indicate property lines, legal descriptions, lot numbers, any necessary easements and the locations of lot pins

Non-conforming uses and structures may be limited in the type and scope of work which may be permitted.

Floodplain Requirements

Some Areas of Pierre are subject to floodplain development requirements. Most areas south of Sioux Ave and Wells Ave have a minimum build elevation for occupied floors and there is a building moratorium in Southeast Pierre indicated by the diagram below. (Resolution 2334, April 25, 2006)



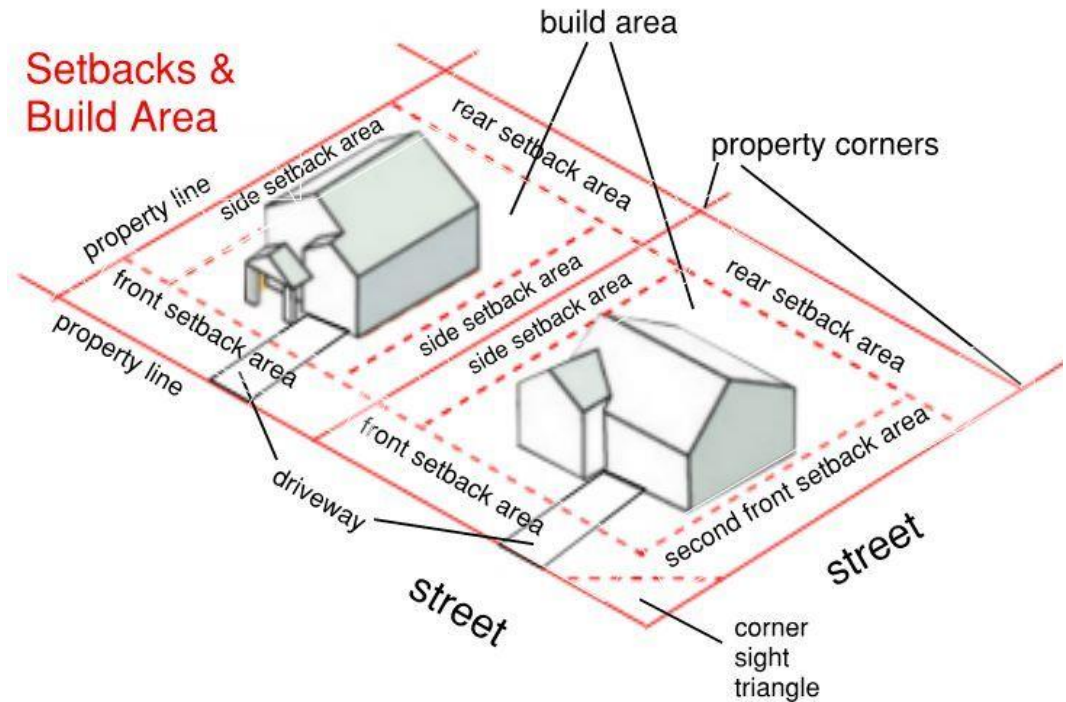
In the moratorium area, building permits will not be issued for substantial improvements, additions, or new structures.

Variances

Variances may be granted for:

- Encroachment into a required setback.
- Allowable lot coverage
- Height of building
- Parking (for commercial)

Building Code fire separation distance requirements will need to be considered if a variance allowing a building encroachment into a required yard is granted.



No variance for a non-permitted use will be granted, and variances cannot be used for building code relief. If you feel the Building Official has interpreted the building code, incorrectly, you may appeal that determination to the Building Code Board of Appeals.

Variances

The criteria for granting a variance is as follows:

- That there is proof of the hardship, and the conditions and circumstances are peculiar to such land or buildings, and that these conditions and circumstances do not generally apply to the neighborhood.
- That the variance granted by the board is the minimum variance possible to accomplish the purpose of providing for the reasonable use of the land or building.
- That the granting of the variance does not change the essential character of the neighborhood and shall be in accordance with the general purpose and intent of the zoning ordinance.

Variances cannot be granted based on cost of complying with ordinance, for situations that are inconveniences rather than true hardships, for situations resulting from the personal circumstances of the property owner, or when the hardship is created because of actions of the property owner.

Allowable (Detached?) Garage Size

Revised definition

52. "Garage, Private" is a building, or portion of a building, not more than twelve hundred square feet (1,200 sq. ft.) in area **plus X percent of the lot area in excess of the minimum lot size of the zoning district**, designed or used for the storage of personal motor vehicles and other customary household articles which are owned and used by the occupants of the building to which it is accessory. **Variances will not be permitted for size of an accessory structure.**

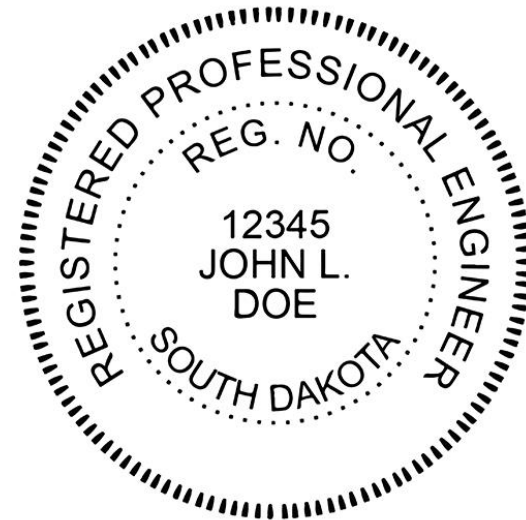
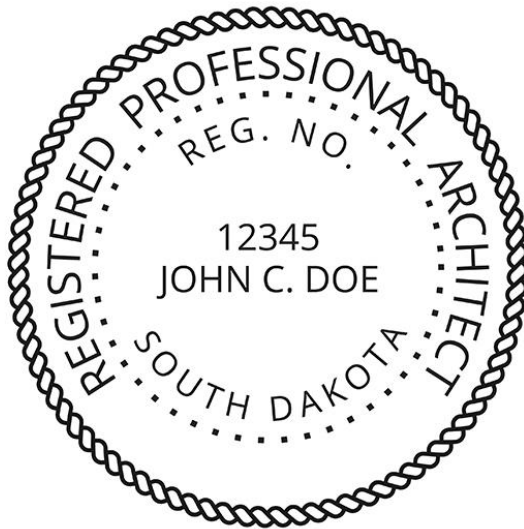
Example formula

			1%	3%	5%	7%	10%	15%
Actual lot size	20,243.00	Allowable garage	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00
Min. Lot size	6,000.00	extra area per excess lot area	142.43	427.29	712.15	997.01	1,424.30	2,136.45
Excess lot area	14,243.00	Total allowable garage	1,342.43	1,627.29	1,912.15	2,197.01	2,624.30	3,336.45
Yost - asked for variance, variace granted			Proposed garage is 2,436 s.f.					
1103 N Huron								

Requirement for Design Professional

South Dakota Codified Law 36-18A-9 defines when a design professional is required for commercial work.

IBC Section 107.1 allows the Code Official to require a design professional where special conditions exist, such as unusual design concept, experimental or unique construction materials, increased hazard to life safety, or other possible special condition.



Projects can require multiple design professionals based on size and complexity.

OVERVIEW OF CHANGES TO THE

**2021 INTERNATIONAL
BUILDING CODE**

Mass Timber

MASS TIMBER. Structural elements of Type IV construction primarily of solid, built-up, panelized or engineered wood products that meet minimum cross-section dimensions of Type IV construction



New definition and construction types IV-A, IV-B and IV-C are added to the IBC as well as modifications to Chapter 7 regarding fire protection of Mass Timber. Large wood structural elements historically recognized as Heavy Timber are now classified as Type IV-HT.

Update includes revisions to:

- Table 504.3 Allowable Height in Feet
- Table 504.4 Allowable Height in Stories
- Table 506.2 Allowable Building Area
- Table 601 Fire Resistance Requirements for Building Elements (Hours)

Separation of Occupancies

Table 508.4 Required Separation of Occupancies (Hours) is updated to provide clarity and improved functionality.

TABLE 508.4 Required Separation of Occupancies (Hours)^f

Occupancy	A, E		I-1 ^a , I-3, I-4		I-2		R ^a		F-2, S-2 ^b , U		B ^c , F-1, M, S-1		H-1		H-2		H-3, H-4		H-5	
	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS
A, E	N	N	1	2	2	NP	1	2	N	1	1	2	NP	NP	3	4	2	3	2	NP
I-1 ^a , I-3, I-4	<u>1</u>	<u>2</u>	N	N	2	NP	1	NP	1	2	1	2	NP	NP	3	NP	2	NP	2	NP
I-2	<u>2</u>	<u>NP</u>	<u>2</u>	<u>NP</u>	N	N	2	NP	2	NP	2	NP	NP	NP	3	NP	2	NP	2	NP
R ^a	<u>1</u>	<u>2</u>	<u>1</u>	<u>NP</u>	<u>2</u>	<u>NP</u>	N	N	1 ^c	2 ^c	1	2	NP	NP	3	NP	2	NP	2	NP
F-2, S-2 ^b , U	<u>N</u>	<u>1</u>	<u>1</u>	<u>2</u>	<u>2</u>	<u>NP</u>	<u>1^c</u>	<u>2^c</u>	N	N	1	2	NP	NP	3	4	2	3	2	NP
B ^c , F-1, M, S-1	<u>1</u>	<u>2</u>	<u>1</u>	<u>2</u>	<u>2</u>	<u>NP</u>	<u>1</u>	<u>2</u>	<u>1</u>	<u>2</u>	N	N	NP	NP	2	3	1	2	1	NP
H-1	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	N	NP	NP	NP	NP	NP	NP	NP
H-2	<u>3</u>	<u>4</u>	<u>3</u>	<u>NP</u>	<u>3</u>	<u>NP</u>	<u>3</u>	<u>NP</u>	<u>3</u>	<u>4</u>	<u>2</u>	<u>3</u>	<u>NP</u>	<u>NP</u>	N	NP	1	NP	1	NP
H-3, H-4	<u>2</u>	<u>3</u>	<u>2</u>	<u>NP</u>	<u>2</u>	<u>NP</u>	<u>2</u>	<u>NP</u>	<u>2</u>	<u>3</u>	<u>1</u>	<u>2</u>	<u>NP</u>	<u>NP</u>	<u>1</u>	<u>NP</u>	<u>1^d</u>	<u>NP</u>	<u>1</u>	<u>NP</u>
H-5	<u>2</u>	<u>NP</u>	<u>2</u>	<u>NP</u>	<u>2</u>	<u>NP</u>	<u>2</u>	<u>NP</u>	<u>2</u>	<u>NP</u>	<u>1</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>1</u>	<u>NP</u>	<u>1</u>	<u>NP</u>	N	NP

This is the table that defines when a 1-hour or 2-hour fire rated separation wall or floor assembly is required. Note: some occupancies are not permitted to be adjacent to one another (NP) and fire sprinklers can reduce the required fire separation hour rating.

Alcoholic Beverages

Fire areas containing Group F-1 occupancies used for the manufacturing of distilled spirits or Group S-1 occupancies used for the storage of distilled spirits or wine are now considered as conditions where the quantities of beverages are not limited in a non-Group H occupancy provided compliance with the IFC is achieved.



ALL fire areas containing a distillery operation and the bulk storage of distilled spirits or wine are required to be equipped with an automatic sprinkler system

Mattresses and Upholstered Furniture

Clarification is added to the IBC regarding the manufacture, storage and sale of mattresses and upholstered furniture. This clarification addresses previous vague language and inconsistent application of the Code.

903.2.4.3 Group F-1 upholstered furniture or mattresses.

An automatic sprinkler system shall be provided throughout a Group F-1 fire area that exceeds 2,500 square feet (232 m²) used for the manufacture of upholstered furniture or mattresses.

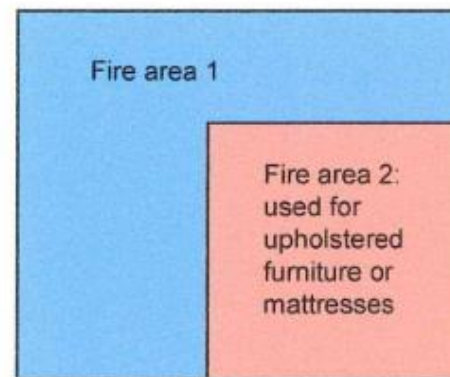
903.2.7.2 Group M upholstered furniture or mattresses.

An automatic sprinkler system shall be provided throughout a Group M fire area where the area used for the display and sale of upholstered furniture or mattresses exceeds 5,000 square feet (464 m²).

903.2.9.4 Group S-1 upholstered furniture and mattresses.

An automatic sprinkler system shall be provided throughout a Group S-1 fire area where the area used for the storage of upholstered furniture or mattresses exceeds 2,500 square feet (232 m²).

Exception: Self-service storage facilities not greater than one story above grade plane where all storage spaces can be accessed directly from the exterior.



Separation per
Table 707.3.10

Fire area sprinkler requirement.

Sprinkler system required
throughout fire area if:

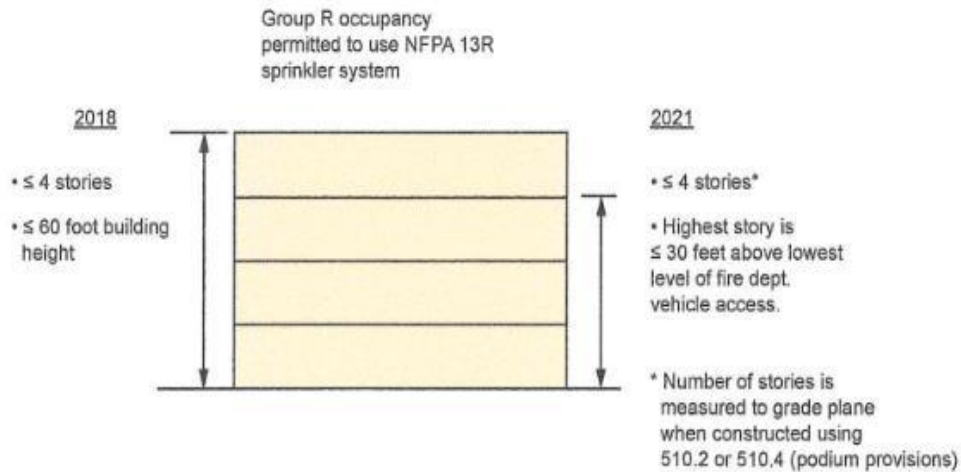
- F-1; > 2,500 sq. ft. for manufacture,
- M; > 5,000 sq. ft. for display and sale
- S-1; > 2,500 sq. ft. for storage

903.3.1.2 NFPA 13R Sprinklers

- The allowable use of NFPA 13R sprinkler systems in Group R (large apartments or condominiums) occupancies is reduced, especially those built with the podium concept, which increases the fire protection in these buildings.
- Limits the height of buildings where NFPA 13R sprinkler system can be used.
- Generally, large podium buildings require NFPA 13 sprinkler system anyway due to the allowable area increases afforded with an NFPA 13 system.

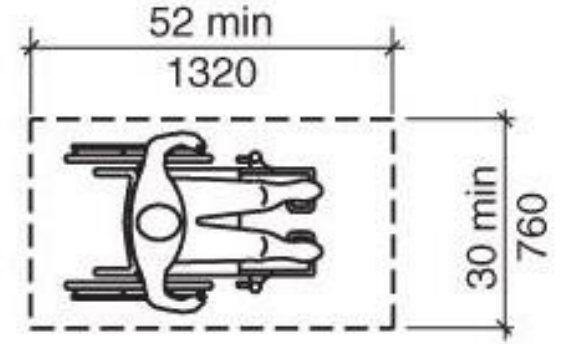
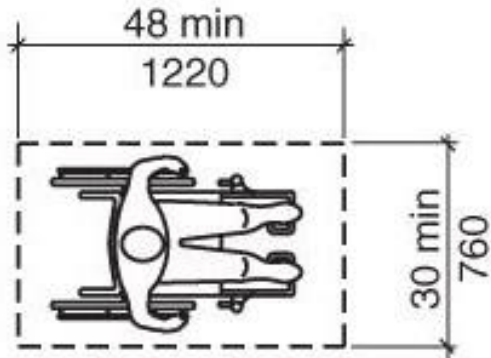
NFPA 13R Systems are allowed if:

1. Four stories or fewer above grade plane.
2. The floor level of the highest story is 30 feet or less above the lowest level of fire department vehicle access.
3. The floor level of the lowest story is 30 feet or less below the lowest level of fire department vehicle access.

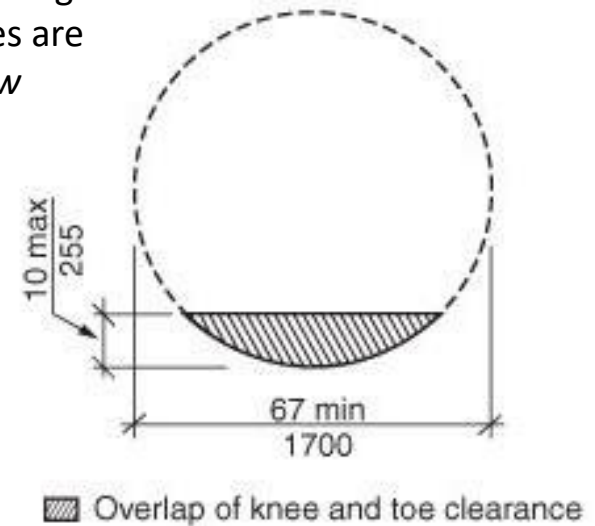
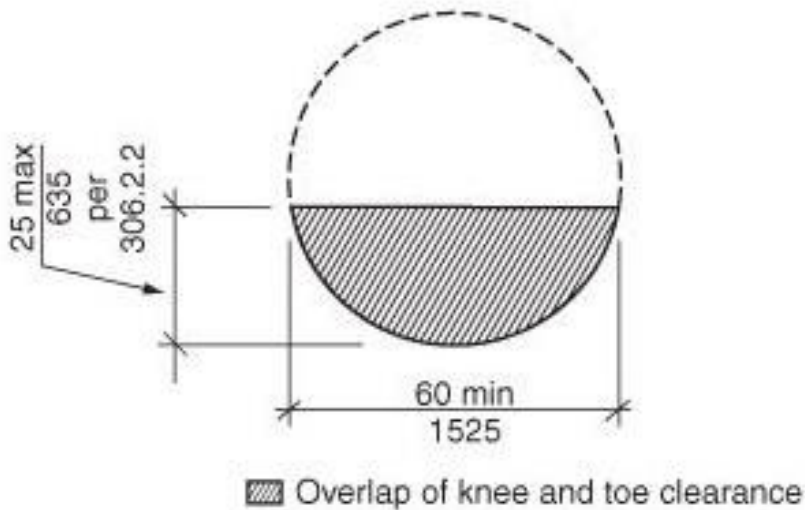


Limits for using a 13R sprinkler system.

Accessibility Changes



Larger maneuvering clearance spaces are required for *new* construction.



EXISTING BUILDINGS

NEW CONSTRUCTION

Accessible Bathroom Clearances

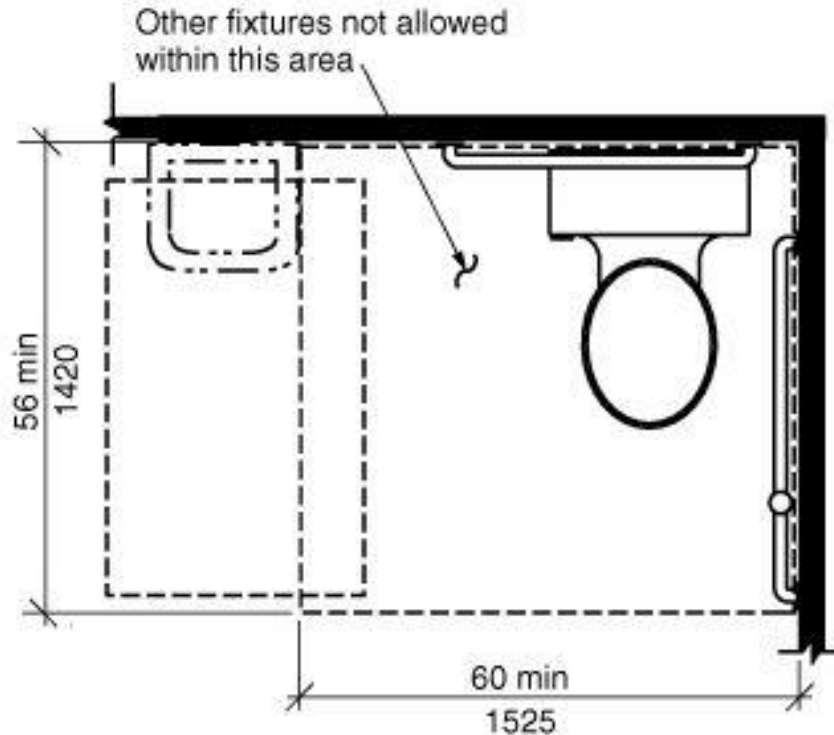


FIGURE 604.3 SIZE OF CLEARANCE FOR WATER CLOSET

Where accessible toilets are required, there must be a minimum of five feet (5'-0") clearance from the edge of the wall to the nearest object such as a lavatory, partition, or wall.

This is not a code change; however, it has been misunderstood in commercial alterations.

Efficiency Dwelling Units

The IBC is revised to specify the minimum standard for efficiency dwellings.

DWELLING UNIT, EFFICIENCY A dwelling unit where all permanent provisions for living, sleeping, eating, and cooking are contained in a single room.

1208.4 Efficiency dwelling units. Efficiency dwelling units shall conform to the requirements of the code except as modified herein:

1. The unit shall have a living room of not less than 190 square feet (17.7 m²) of floor area.
2. The unit shall be provided with a separate closet.
3. For other than Accessible, Type A and Type B dwelling units, the unit shall be provided with a kitchen sink, cooking appliance and refrigerator, each having a clear working space of not less than 30 inches (762 mm) in front. Light and ventilation conforming to this code shall be provided.
4. The unit shall be provided with a separate bathroom containing a water closet, lavatory and bathtub or shower.



Additional Minor Changes to the IBC

NOT an all-inclusive list

- **Added definition and egress requirements for “Puzzle Rooms”**
 - These are now classified as a special amusement area
 - Egress can comply with one of three provisions
- **Occupied roofs**
 - Clarification that occupied roofs are not included in building height or number of stories
- **Allowable number of stories increased for S-1 occupancies of II-B & III-B construction**
- **Combustible lockers are now regulated as interior finish**
 - Provision was already in the IFC
- **Fire partitions**
 - More complete list of wall assemblies required to be fire partitions
 - Supporting construction requirements were clarified
- **Fire barrier continuity**
 - Allows exit passageways to be constructed as a tunnel
- **Stairway illumination**
 - Illumination level under normal power increased from 1 fc to 10 fc when in use
- **Egress from occupied roofs clarified**
 - Stairways serving occupied roofs
 - Path of egress for occupied roofs
- **Elevator now required for accessible means of egress for occupied roofs 4 or more stories above the level of exit discharge**

Additional Minor Changes to the IBC

- **Area of refuge**
 - Interior area of refuge at level of exit discharge now permitted
 - Area of refuge floor space increased
- **Door width**
 - Maximum width of swinging door no longer regulated
 - 20" clear opening now permitted for more non-accessible spaces
- **Single exit spaces are now permitted to egress through an enclosed elevator lobby**
- **Exit access stairways section revised and clarified**
 - Allowed to be open between two adjacent stories
- **Frost protection at required exits**
 - Prevents exits from being rendered inoperable by landing movement
- **Restroom privacy**
 - Visual screening required to shield the view into restrooms
 - Not required for single occupant toilet room with locking door
- **Chapters 12-26**

Numerous modifications/clarifications to these chapters

 - Interior environment
 - Building envelope
 - Structural systems
 - Special inspections
 - Soils and foundations
 - Construction materials

OVERVIEW OF CHANGES TO THE

**2021 INTERNATIONAL
RESIDENTIAL CODE**

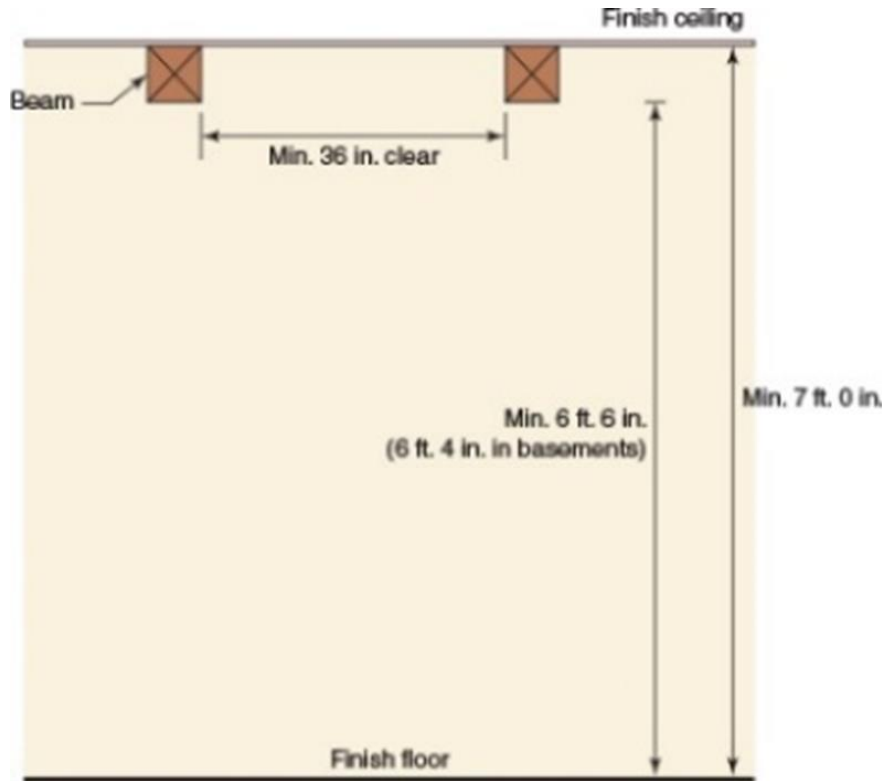
Garages

R302.5.1 Opening protection. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 13/8 inches (35 mm) in thickness, solid or honeycomb-core steel doors not less than 13/8 inches (35 mm) thick, or 20-minute fire-rated doors. **Doors shall be self-latching** and equipped with a self-closing or automatic-closing device.

R609.4.1 Garage door labeling. Garage doors shall be labeled with a permanent label provided by the garage door manufacturer. The label shall identify the garage door manufacturer, the garage door model/series number, the positive and negative design wind pressure rating, the installation instruction drawing reference number, and the applicable test standard.



Minimum Ceiling Height



R305.1 Minimum height.

Habitable space, hallways and portions of basements containing these spaces shall have a ceiling height of not less than 7 feet (2134 mm). Bathrooms, toilet rooms and laundry rooms shall have a ceiling height of not less than 6 feet 8 inches (2032 mm).

Exceptions:

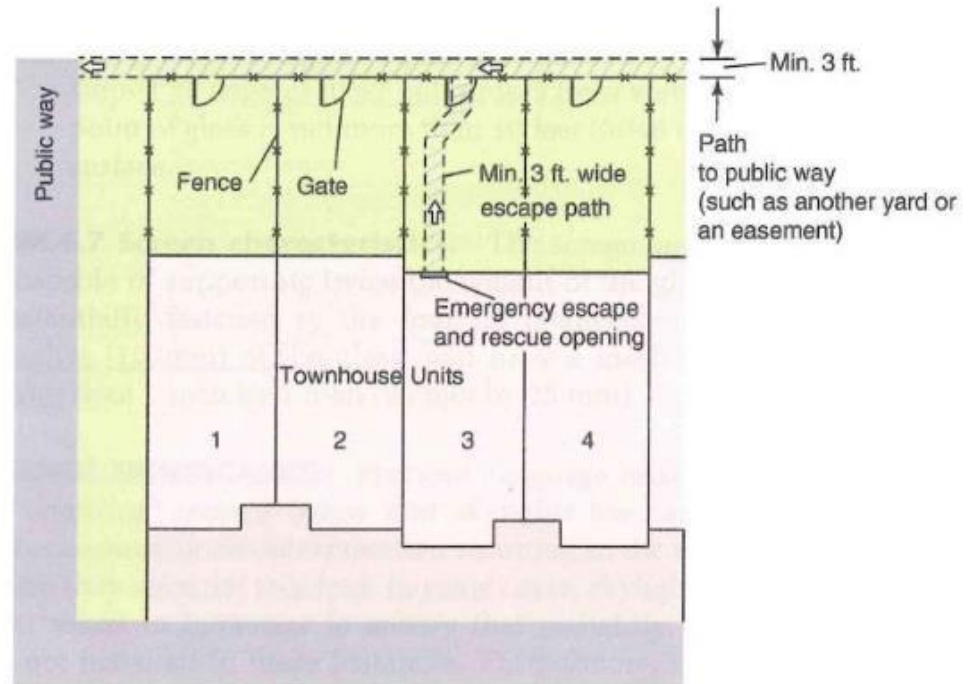
4. Beams and girders spaced apart not less than 36 inches (914 mm) in clear finished width shall project not more than 78 inches (1981 mm) from the finished floor.

Emergency Egress and Rescue Openings

R310.1 Emergency escape and rescue opening required. Basements, habitable attics and every sleeping room shall have not less than one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, an emergency escape and rescue opening shall be required in each sleeping room. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court having a minimum width of 36 inches (914 mm) that opens to a public way.

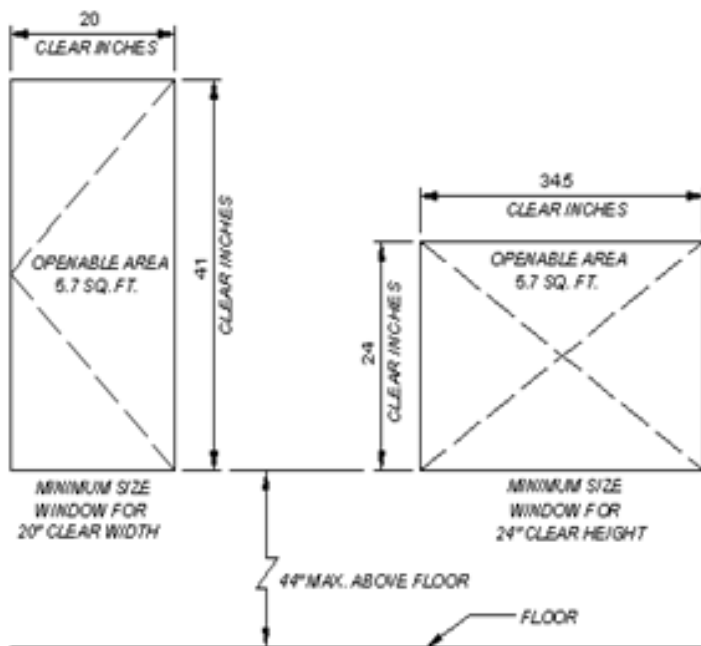
Exceptions:

3. A yard shall not be required to open directly into a public way where the yard opens to an unobstructed path from the yard to the public way. Such path shall have a width of not less than 36 inches (914 mm).



Min. 3-ft. wide path required from an emergency escape and rescue opening to the public way.

Emergency Egress and Rescue Openings



R310.2.4 Emergency escape and rescue openings under decks, porches and cantilevers.

Emergency escape and rescue openings installed under decks, porches and cantilevers shall be fully openable and provide a path not less than 36 inches (914 mm) in height and 36 inches (914 mm) in width to a yard or court.

Egress windows for new residential construction must meet the current code requirement of 5.7 square feet of minimum net clear open area *by the normal operation of the window.*

When replacing egress windows in an existing apartment, duplex, or single-family residence, the replacement window shall be *“the manufacturer’s largest standard size window that will fit within the existing frame or rough opening.”*

(ref. IRC R310.5, IEBC 505.3)

When an existing residence is modified to create a new sleeping room in an otherwise existing space, an existing operable window can be used if it meets the following:

- *Minimum* of 4 square feet clear opening area.
- *Minimum* clear height of 22 Inches
- *Minimum* clear width of 20 inches.

(ref. IRC R310.7.1, IEBC 506.4)

Residential Smoke Detectors

R314.3 Location. Smoke alarms shall be installed in the following locations:

5. In the hallway and in the room open to the hallway in dwelling units where the ceiling height of a room open to a hallway serving bedrooms exceeds that of the hallway by 24 inches (610 mm) or more.

R314.3.1 Installation near cooking appliances.

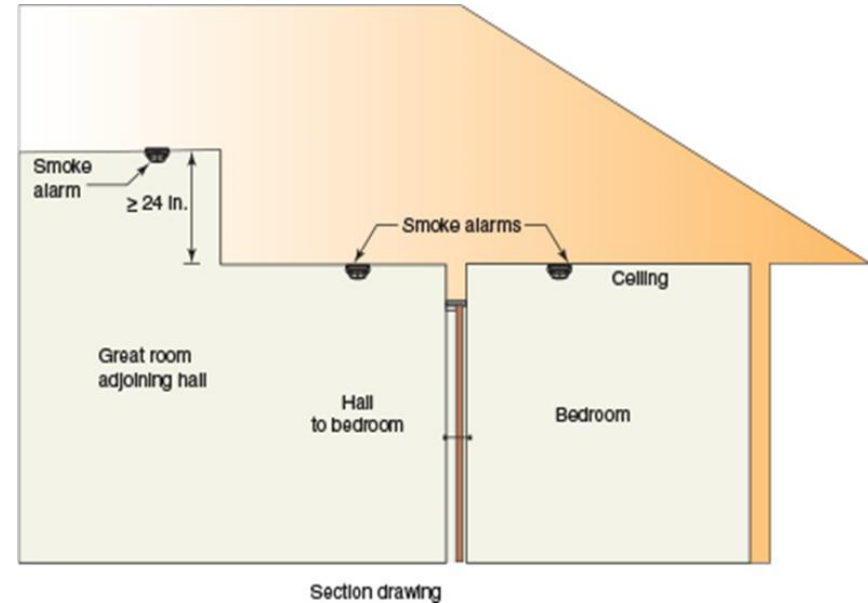
Smoke alarms shall not be installed in the following locations unless this would prevent placement of a smoke alarm in a location required by Section R314.3.

4. Smoke alarms listed and marked “helps reduce cooking nuisance alarms” shall not be installed less than 6 feet (1828 mm) horizontally from a permanently installed cooking appliance.

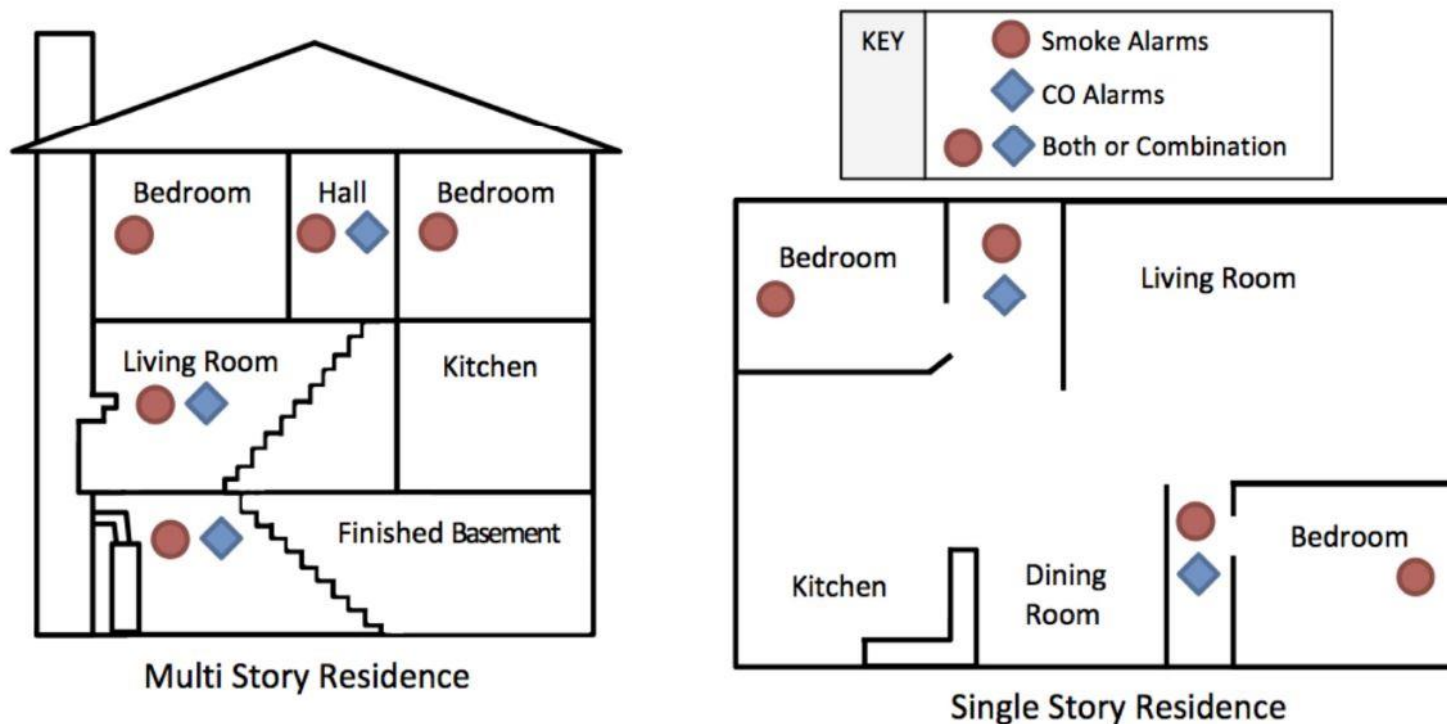
R315.2.2 Alterations, repairs and additions. Where alterations, repairs or additions requiring a permit occur, the individual dwelling unit shall be equipped with carbon monoxide alarms located as required for new dwellings.

Exceptions:

3. Installation, alteration or repairs of mechanical systems that are not fuel fired.



Residential Smoke Detectors

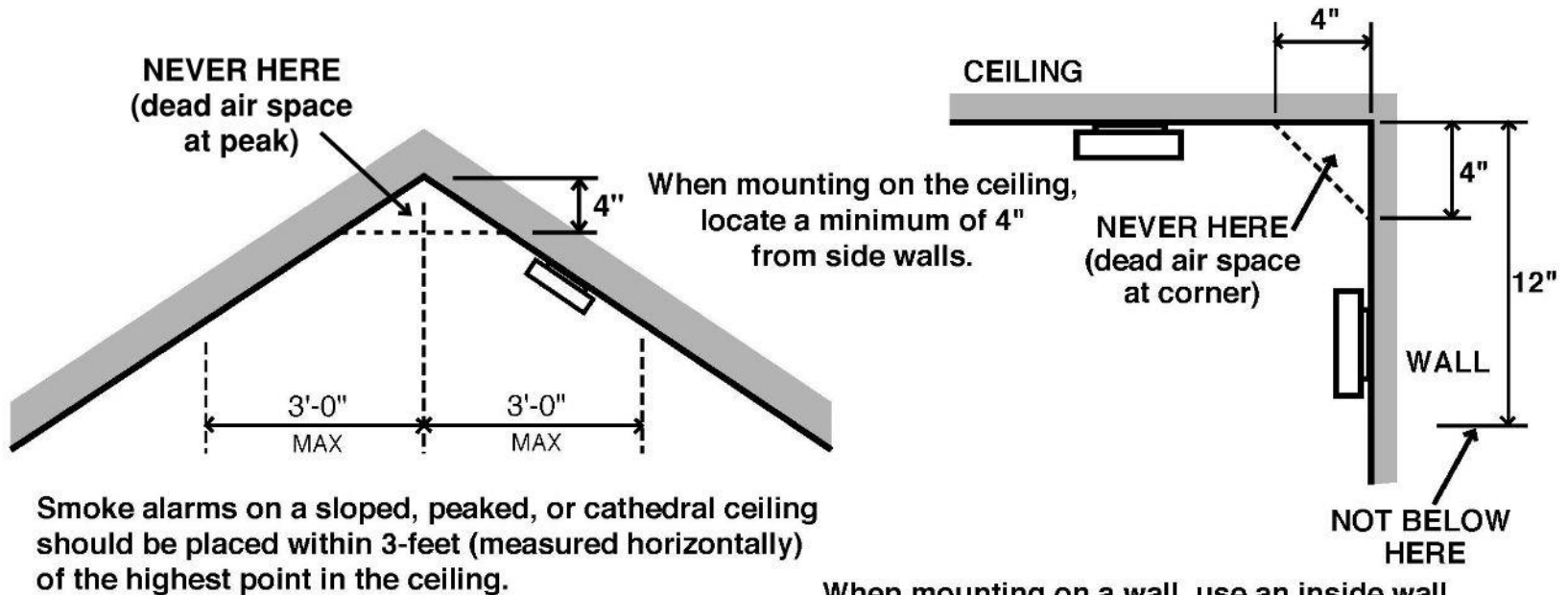


Photoelectric smoke detectors shall be located no closer than ten (10) feet from a cooking appliance and no closer than three (3) feet from a bathroom door.

Ionization smoke detectors shall be located no closer than twenty (20) feet from a cooking appliance and no closer than three (3) feet from a bathroom door.

INSTALL ALL SMOKE AND CARBON MONOXIDE DETECTORS PER THE MANUFACTURER'S INSTRUCTIONS

Residential Smoke Detectors



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INSTALL ALL SMOKE AND CARBON MONOXIDE DETECTORS PER THE MANUFACTURER'S INSTRUCTIONS

Footings for Light-Frame Construction

Changes to Table R403.1(1) which reduce required width of footings in many cases.

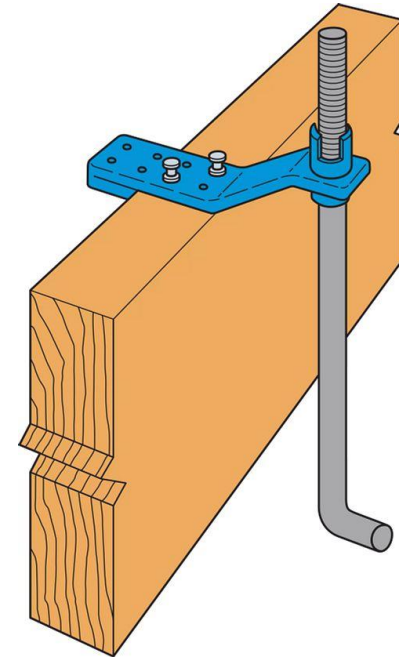
TABLE R403.1(1) (continued)

Ground Snow Load or Roof Live Load	Story and Type of Structure with Light Frame	Load Bearing Value of Soil (psf)					
		1500	2000	2500	3000	3500	4000
50 psf	1 story - slab on grade	12 × 6	12 × 6	12 × 6	12 × 6	12 × 6	12 × 6
	1 story - with crawl space	14 × 6 16 × 6	12 × 6	12 × 6	12 × 6	12 × 6	12 × 6
	1 story - plus basement	18 × 6 21 × 6	13 × 6 16 × 6	12 × 6 13 × 6	12 × 6	12 × 6	12 × 6
	2 story - slab on grade	15 × 6 14 × 6	13 × 6 12 × 6	12 × 6	12 × 6	12 × 6	12 × 6
	2 story - with crawl space	17 × 6 19 × 6	13 × 6 14 × 6	12 × 6	12 × 6	12 × 6	12 × 6
	2 story - plus basement	21 × 7 25 × 7	15 × 6 19 × 6	12 × 6 15 × 6	12 × 6	12 × 6	12 × 6
	3 story - slab on grade	18 × 6 17 × 6	13 × 6	12 × 6	12 × 6	12 × 6	12 × 6
	3 story - with crawl space	20 × 6 22 × 6	15 × 6 17 × 6	12 × 6 13 × 6	12 × 6	12 × 6	12 × 6
	3 story - plus basement	24 × 8 28 × 9	18 × 6 21 × 6	14 × 6 17 × 6	12 × 6 14 × 6	12 × 6	12 × 6

Concrete Anchors



INCORRECT



CORRECT

Although the IRC does not prohibit wet-set concrete anchors, fresh concrete must be properly consolidated around the anchor. Care must be taken when placing anchors in wet concrete as the anchor must be in the middle third of the plate and allow for placement of the nut and washer without damaging the plate. Minimum embedment is 7". Re-usable bolt templates are available or can be made from scrap wood.

Post-installed anchors can be used in lieu of cast-in concrete anchors to ensure proper placement once sill plate layout has been determined.

Residential Decks

Section R507 EXTERIOR DECKS is *substantially* changed. Key revisions include:

Snow load consideration:

Deck design now needs to account for both live load and ground snow load, with updated load tables reflecting different snow load values.

Footing size adjustments:

Revised footing size tables based on tributary area, allowing for potentially smaller footings in certain situations.

Post height based on tributary area:

Deck post height calculations are now determined by the tributary area of the post.

Guardrail attachment details:

New section R507.10 specifies how guardrails must be attached to the deck framing, emphasizing the need for a continuous load path to the joists and preventing rotation of supporting beams.

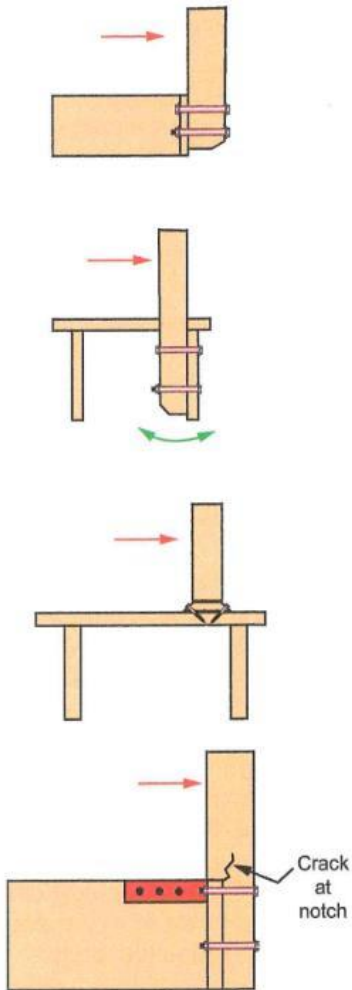
Improved load analysis:

Updated joist span tables and ledger connection tables to incorporate various snow load scenarios.

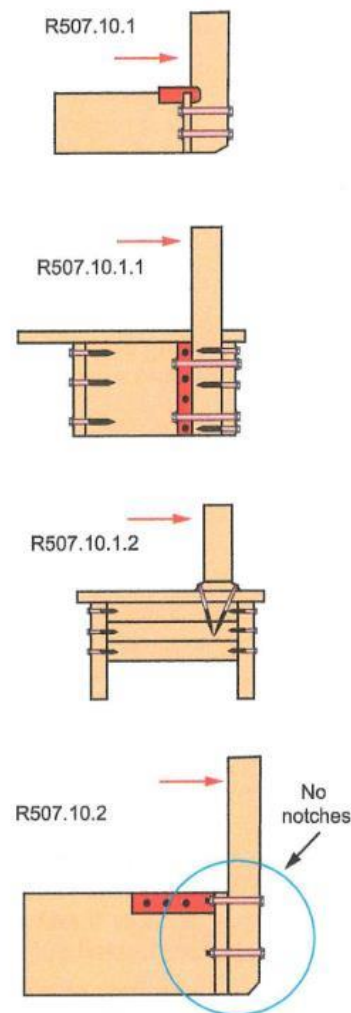
Beam tables now include the use of single-ply beams.

Residential Decks

Prohibited



Intended



R507.10.1 Support of guards.

Where guards are supported on deck framing, guard loads shall be transferred to the deck framing with a continuous load path to the deck joists.

R507.10.1.1 Guards supported by side of deck framing.

Where guards are connected to the interior or exterior side of a deck joist or beam, the joist or beam shall be connected to the adjacent joists to prevent rotation of the joist or beam. Connections relying only on fasteners in end grain withdrawal are not permitted.

R507.10.1.2 Guards supported on top of deck framing.

Where guards are mounted on top of the decking, the guards shall be connected to the deck framing or blocking and installed in accordance with manufacturer's instructions to transfer the guard loads to the adjacent joists.

R507.10.2 Wood posts at deck guards.

Where 4-inch by 4-inch (102 mm by 102 mm) wood posts support guard loads applied to the top of the guard, such posts shall not be notched at the connection to the supporting structure.

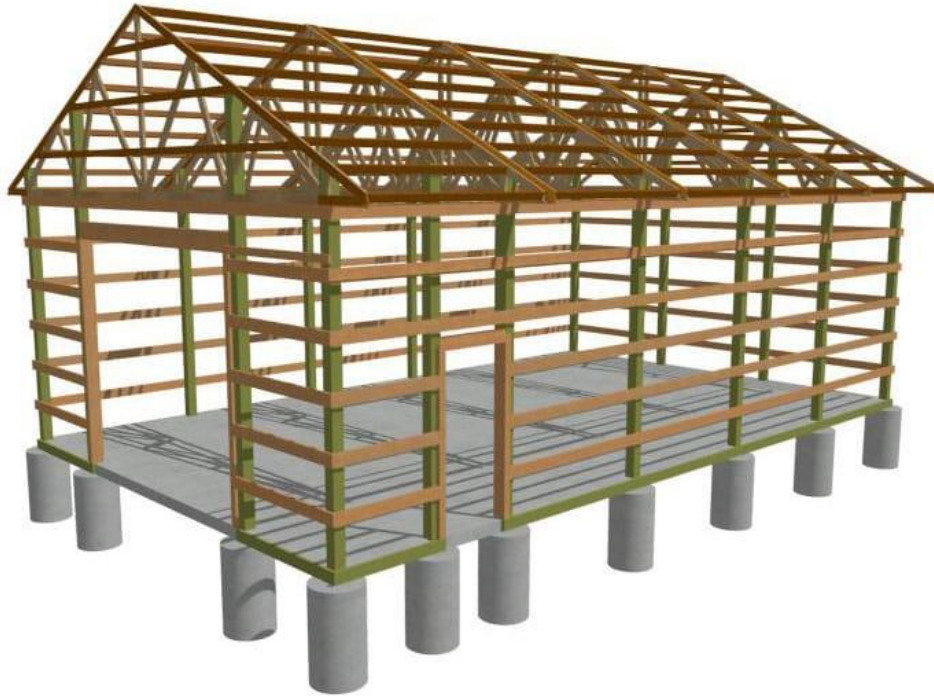
Residential Energy

Although the City of Pierre has not adopted the *International Energy Conservation Code* (IECC), the values for IRC Table N1102.1.3 (IECC Table R402.1.3) adopted locally are as follows:

Climate Zone:	6
Fenestration U-factor	.3
Skylight U-factor	.55
Glazed fenestration SHGC	NR
Ceiling R-value	49
Wood frame wall R-value	19 or 13+5
Mass wall R-value	15/20
Floor R-value	30
Basement wall R-value	15/19
Slab R-value and depth	10, 4 feet
Crawlspace wall R-value	15/19



Pole-Frame Residential Accessory Buildings



A Proposed guide for allowing pole-frame residential accessory structures to be permitted without requiring stamped and signed engineered plans.

- Single-story only
- No living space
- No mezzanines
- No attic storage
- Maximum width 36'-0"
- Maximum length 60'-0"
- Maximum sidewall height 14'-0"
- Maximum post spacing 8'-0"