

# City of Tea

## Building Inspections

The City of Tea works very hard to enforce building codes and has adopted the **2015 International Building Codes (IBC), International Residential Codes (IRC) and International Mechanical Code (IMC)** with the City of Sioux Falls amendments. To assure the projects are constructed to these standards, Tea requires the following inspections:

### **NEW CONSTRUCTION**

1. **Excavation Completed** – PRIOR TO PLACING CONCRETE
2. **Foundation Complete & damp-proofed** – PRIOR TO BACK FILLING
3. **Framing complete** – PRIOR TO SHEETROCKING
  - Mechanical Rough-inspection
4. **Final City and Mechanical Inspections - Construction Complete & Final Inspection Checklist** completed by contractor: – **PRIOR TO OCCUPANCY**
5. **Commercial Site Plan Inspection** (*Site plan approved by City*) – Dumpster screening, Parking, Signage, Grading & Landscaping. – **PRIOR TO OPENING**
  - \*Grading, Landscaping & sidewalks complete (weather permitting)

*Note: A \$200 fine will be issued if NO final inspection is completed prior to occupancy.*

*\* Please keep your job site and streets free of debris. Mud, gravel and rock in the streets will need to be removed and streets cleaned at the end of the day. Thank You!*

### **GARAGE ADDITIONS**

1. Footings excavated – PRIOR TO PLACING CONCRETE
2. Framing complete – PRIOR TO SHEETROCKING (this can be eliminated if not sheetrocking)
3. Final Inspection - Construction complete.

### **DECKS**

1. When project has been completed.

### **FENCES, RE-ROOFS, RE-SIDING & SMALL STORAGE SHEDS**

1. No inspections required.

Please notify Tim Odland or Steve Robertson at least 24 hours in advance of your desired inspection to allow adequate scheduling time. You may contact City Planning & Zoning at 498-5192 if you are advised by the answering service that the inspector is unavailable on a particular day and other arrangements will be provided.

#### **City Building Inspections:**

Tim Odland  
605-366-5483

#### **State Plumbing Inspections:**

605-773-3429

#### **State Electrical Inspections:**

605-773-3573

#### **City Mechanical Inspections:**

Steve Robertson  
605-595-3527 (call after 5:00 pm)  
8:00am – 5:00pm (Text Messages Only)

\* Water & Sewer Line Inspections are to be done prior to backfill. For this inspection and water meter installations please contact:

#### **Water & Sewer Line Inspections/Meter Installation**

City of Tea Utility Superintendent  
Thad Konrad  
605-940-8504

#### **Planning & Zoning Administrator**

Kevin Nissen  
605-498-5192

# CITY OF TEA

600 E. 1st Street • P.O. Box 128

Tea, South Dakota 57064

(605) 498-5191

Fax: (605) 498-5665

E-mail: tea@iw.net

April 22, 2008

To: Contractors and Property Owners

Subject: Keeping Streets and Undeveloped Lots Clean in Tea

In an effort to reduce soil, mud and debris off public streets and undeveloped lots, the City of Tea is asking all home builders, home builder subcontractors and property owners to practice good housekeeping by limiting vehicle access onto paved surfaces and pick up construction material on your lot and neighboring lots. Contractors should make every effort to minimize the tracking of mud or provide the means necessary to keep streets and lots clean by following methods.

- Keep vehicles on the streets or driveways to the greatest extent possible.
- Streets should be cleaned after large wheeled vehicles unload materials.
- Vehicles used for construction operations (forklifts, etc.) should remain in muddy or dirt areas to the greatest extent possible so as not to deposit mud in the streets.
- Streets should be cleaned after heavy equipment is loaded for removal for the job site.
- Delivery truck drivers should clean/clear mud and debris from tires and shovel behind the back of the curb prior to departing the delivery area.
- Wind blown construction debris should be picked up daily along fences, drainage easements, and neighboring properties.
- Construction debris (concrete, wood pallets, etc.) hauled away.
- Weeds/grass maintained less than 12 inches. (\$200 fine per lot)

Please remember, failure to keep streets and lots cleaned is a violation of the following City Ordinances:

**Section 301(a)(x). Nuisances**

It shall be unlawful for any person to throw or let fall on or permit to remain on any street, alley, or public ground any soil, earth, mud, clay, rock, or combination thereof while engaged in handling, working with, working in or removing any substance.

**Section 301(a)(i)**

It shall be unlawful for any person to deposit, maintain, or accumulate upon any public or private property, any garbage, refuse, rubbish or construction debris or any other waste material which constitutes or tends to create a danger to public health, safety, and welfare. (SDCL 9-32-10, SDCL 34A-7-9)

Those individuals failing to comply are subject to a fine not exceeding One Hundred Dollars (\$100.00) or by imprisonment for a period not exceeding thirty (30) days or by both such fine and imprisonment. Not complying will initiate abatement of the property, administrative costs and/or legal action. Cost to resolve these items will be assessed to the owner of the property.

Sincerely,



Kevin Nissen  
Planning & Zoning

Cc: John Lawler, Mayor  
Ken Haugen, Police Chief

This Inspection Checklist reflects code requirements of the 2015 International Residential Code (IRC).

**Please verify the following before calling for a framing inspection.**

### Permits and Plans

- ☐ Job address is posted in a visible location. (R319.1)
- ☐ Permit and approved plans and specifications for roof and floor engineered systems are on site and accessible to inspector.
- ☐ Prior to scheduling the inspection the contractor or person doing the work has reviewed the approved plans and can assure that the construction being inspected is consistent and complete. Including all required hardware framing and referenced framing details.
- ☐ All Required electrical, mechanical, fire sprinkler and plumbing rough-in inspections and prior building inspections have been inspected approved and the inspection card has been signed (R109.1.4 or local ordinance)

### General

- ☐ The roof is complete and exterior moisture barriers are installed. (R109.4 & R703.1)
- ☐ There is no significant moisture remaining in the wood framing.
- ☐ The penetrations at top and bottom plates, fire blocks, soffits, ceiling lines, etc. are sealed and installed where required. See code section R302.11) for specific locations and approved materials. (R602.8)
- ☐ The installation of plumbing, mechanical, electrical or fire sprinkler system rough-in work has not damaged the wall framing, floor joists or roof framing. See Construction also Tip Sheet 11. (R502.8 & R602.6)
- ☐ Plumbing openings to crawl spaces and to living space above are protected by secured metal screens or collars with no openings greater than 1/2". (UPC 312.12).
- ☐ Smoke alarm and carbon monoxide wiring is installed at all required locations. See Tip Sheet 4. (R314 & R315).
- ☐ Tempered glazing is installed at all the required areas. See construction Tip Sheet 19. (R308.4)
- ☐ Provide attic access to areas exceeding 30 sq.ft. and vertical height of 30" or greater. The rough framed opening is a minimum 22" x 30" with a minimum 30" of unobstructed headroom above the access. See also the Plumbing Rough In and the Mechanical Rough in Checklists for additional requirements. (R807)
- ☐ Sill heights at emergency escape and rescue openings are framed to allow 44" maximum distance from finished floor to the bottom of the clear opening. See Construction Tip Sheet 10. (R310)
- ☐ Operable windows with openings more than 6' above grade or surface below, where the lowest part of the clear opening is less than 24" above interior finished floor are fixed or have openings through which a 4" sphere cannot pass. See section for exceptions. (R312.2)

### Stairs (See Construction Tip Sheet 1)

- ☐ Floor or 36" deep landing at top and bottom of stairways. Landings of shapes other than square or rectangular are permitted provided the depth at the walk line and the total area is not less than that of a quarter circle with a radius equal to the required landing width. Exception: Not required at the top of an interior flight of stairs, as long as the door does not swing over stairs. (R311.7.6)
- ☐ Stairway headroom clearance is minimum 6' 8" measured vertically from the sloped line adjoining the stairway tread nosing or the floor surface of the landings and platforms to the soffit or other construction above at all points. (R311.7.2)
- ☐ All stairways are provided with illumination. (R311.7.9 & R303.7)
- ☐ Stair nosing 3/4" - 1 1/4" required when solid risers are installed except when the tread depth is 11" minimum. (R311.7.5.3)
- ☐ Radius of curvature at the leading edge of the tread is not over 9/16". (R311.7.5.3)
- ☐ Stair riser/tread maximum dimension doesn't exceed smallest by >3/8". (R311.7.5.1 & R311.7.5.2)

### Hold-downs and Hardware

- ☐ The required special inspections have been completed and reports are available to inspector (epoxy or wedge anchor bolting into concrete, structural welding, moment frames, etc.). (R109.1.5 or local ordinance)
- ☐ The proper type and size of fasteners are used for each application. (Table R602.3(1))
- ☐ The mechanical connectors, straps, hold-downs, clips, hangers, are installed per plan and per manufacturer's specifications.
- ☐ Fasteners and hardware for pressure preservative and fire-retardant-treated wood shall be of hot-dipped galvanized steel, stainless steel, silicon bronze or copper. (R317.3 and manufacturer's requirements)
- ☐ Joisting at decks shall be of preservative treated lumber unless approved weatherproof decking membrane is used. (R317.1.3)
- ☐ Full height studs are installed at all hold-downs, strapping, etc. Nailing into all studs at hold-downs and straps are complete. (See manufacturer's specifications and architectural details.)
- ☐ Anchor bolting is installed per shearwall schedule when specified and at a minimum of 2 per plate, maximum 6' o.c., maximum 12" from plate ends and not less than 7 bolt diameters from end of each piece. Properly sized nut and washer (minimum 3"x 3" x 0.229" unless otherwise engineered) tightened on each bolt. (R403.1.6)

### Walls

- ☐ The sheathing panel end joints occur over framing and fastener installation is consistent with requirements noted on approved plan. (R602.10.10)
- ☐ The plans have been checked for installation and securing of special blocking
- ☐ The fastener types and sizes are per approved plans and schedules.
- ☐ The lumber grades are the same as shown on plans.
- ☐ Top plate splices < 24", or plates over-notched or over-bored, are strapped with a minimum 16 gage x 1.5 inch wide metal tie with 8-16d nails per side. Exception: When the entire side of the wall with the notch or cut is covered by wood structural panel sheathing. (R602.3.2 & R602.6.1)
- ☐ All point loads continue to the foundation.
- ☐ Double & triple trimmers installed under headers, lintels and beams. Most header openings require minimum of (2) trimmers. (Table R602.7(1))
- ☐ The wall studs are sized per plan & per code. (Third story conditions, short walls, bearing for trusses, etc.) (Table R602.3(5))
- ☐ All vertical and horizontal framing members that have been notched or bored will need to meet R602.6, see construction tip sheet #11.
- ☐ See the Shearwall Inspection Checklist for further information.

### Floor Joists

- ☐ Bearing at floor joists to be 1½" at wood or steel bearing and minimum 3" at masonry or concrete. (R502.6)
- ☐ Joisting lapped at least 3" where framed from opposite sides of bearing support and nailed together with three 10d face nails or strapped together in an approved manner. (R502.6.1)
- ☐ Framed openings: (R802.9)
  - Trimmer and header joists doubled or equivalent dimension when header span is greater than 4'.
  - When the header span is greater than 6', the header joists to be supported by framing anchors or joist hangers, bear on beam, partition or wall.
  - Tail joists greater than 12', to be supported at header by framing anchors or 2x2 ledgers.
- ☐ I-joists installed per manufacturer's specifications and installation guidelines are on site for use by the inspector.

#### GENERAL INFORMATION:

- This checklist is intended for use to prepare for an inspection. This is only a general list and is not intended to address all possible conditions.
- Additional information can be obtained from your local [participating jurisdiction](#).

- ☐ Floor crawl access 18" x 24". See also the Plumbing Rough In and the Mechanical Rough in Checklists for additional requirements. (R408.4)

### Roof

- ☐ The ridges, hips, and valleys have shall be designed as beams for roof slopes < 3 ft. in 12 ft. (R802.3)
- ☐ The rafters are framed opposite each other at the ridges. (R802.3)
- ☐ Notches on the ends of rafters don't exceed  $\frac{1}{4}$  the nominal joist depth. (R502.8.1)
- ☐ Notches in the top or bottom of rafters don't exceed  $\frac{1}{6}$  of the nominal depth and are not located in the middle  $\frac{1}{3}$  of the span. (R802.7.1, R502.8.1)  
NOTE: Notching that is not longer than  $\frac{1}{3}$  of the nominal depth is permitted in the top of the rafter, if not located in the middle third of the rafter.
- ☐ Holes are not within 2" of the top or bottom of the rafter and the diameter is not greater than  $\frac{1}{3}$  the nominal depth. For I-joists, refer to manufacturer's specifications. (R802.7.1 R502.8.1)
- ☐ Rafter ties are completed if required. (R802.3.1)
- ☐ Purlins and struts are installed as required. (R802.5.1)

### Trusses (R802.10 and ANSI/TPI 1-2000)

- ☐ The truss specifications are on site. (R802.10.1)
- ☐ The truss specifications have been stamped and signed by an engineer. (R106.1 R802.10.2)
- ☐ The truss configuration meets the design drawings. (R802.10.1 #1)
- ☐ The roofing material has not changed since the original design.
- ☐ Trusses have bearing as noted on truss specifications. (R802.10.1 #3)
- ☐ The lumber grade marks and sizes match the design specifications. (R802.10.1 #8)
- ☐ Required hangers installed per specifications. (R802.10)
- ☐ The connection plate sizes, gauges and locations are per specifications. (R802.10.1 #9, 9.1, 9.2, 9.3)
- ☐ The truss bracing has been completed as noted and shown on the truss engineers plans. (R106.1,R802.10.3)
- ☐ Ganged trusses nailed off per manufacturer's specifications. (R802.10.1 #9.2)

#### GENERAL INFORMATION:

- This checklist is intended for use to prepare for an inspection. This is only a general list and is not intended to address all possible conditions.
- Additional information can be obtained from your local [participating jurisdiction](#).



SD STATE PLUMBING COMMISSION  
DEPT. OF LABOR AND REGULATION  
308 S PIERRE ST (Physical Address)  
c/o 1320 E SIOUX AVE  
PIERRE SD 57501

Telephone: 605-773-3429 Fax: 605-773-5405

TO: CITY/COUNTY GOVERNMENTS  
FROM: MICHAEL RICHARDS, EXECUTIVE DIRECTOR  
SUBJECT: PLUMBING INSTALLATION CERTIFICATES

**The State Plumbing Commission requires that all new plumbing construction and major remodel plumbing have a "Plumbing Installation Certificate" purchased from the State Plumbing Commission and the certificate returned to the Commission with an appropriate inspection fee.**

These certificates are required of "Plumbing Contractors" as well as 'Homeowners' doing their own plumbing. Once the certificate is returned to this office a copy is forwarded to the appropriate area plumbing inspector for a plumbing inspection.

For your information, I am sending you a sample of the certificate. The actual certificates are a 3part/3colored form. Instructions for the plumber or homeowner are on the bottom portion of the certificate. The original purchase of this certificate is **\$5.00**. The inspection fee that is to be returned to the plumbing commission is **\$70.00**.

**We would also like to offer that your city/county inform persons obtaining a building permit that the requirement of this certificate exists by giving them one of the cards we have provided in the enclosed packet. If you do not issue building permits, perhaps you have another method of knowing when a new construction is being built and you could pass along this same information.**

Additional packets of the cards are available from the State Plumbing Commission upon request. Information may also be obtained on the internet at <http://plumbing.sd.gov>, select Forms: Homeowners Plumbing Installation Certificate for application.

We appreciate your assistance in this matter.

Sincerely,

Michael Richards  
Executive Director

## Homeowner Plumbing

Without a valid plumber's license, you are not allowed to install plumbing in commercial property. However, if you are a homeowner, you may install plumbing in your personal place of residence or farmstead.

You must purchase a Homeowner Plumbing Installation Certificate from the South Dakota Plumbing Commission. To obtain this certificate, mail a \$5.00 check (made payable to the "State Plumbing Commission") to:

Or:

Go to <http://plumbing.sd.gov> and 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:

South Dakota Plumbing Commission  
308 S. Pierre Street  
c/o 1320 E. Sioux Avenue  
Pierre, South Dakota

We will send your certificate and packet containing code information the same day we receive your payment. If purchasing just the certificate please fill it out and return the white and yellow copies with the inspection fee to the Commission office.

Your plumbing must be inspected and approved by a state plumbing inspector. You will need an underground inspection, a rough-in inspection and a final inspection. You can obtain these inspections by contacting our office.

## HOMEOWNER PLUMBING INSTALLATION CERTIFICATE

PERMIT COST \$5  
INSPECTION FEE COST \$70

PERMIT NUMBER \_\_\_\_\_  
(For Office Use)

Name of Owner \_\_\_\_\_

Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Physical Address of Project (INCLUDING DIRECTIONS)

City \_\_\_\_\_ County \_\_\_\_\_

Work Phone \_\_\_\_\_

Home Phone \_\_\_\_\_

Cell Phone \_\_\_\_\_

Owner's Signature \_\_\_\_\_ Date \_\_\_\_\_

**INSTRUCTIONS: Send this Certificate accompanied with \$75 to the following address:**

**State Plumbing Commission  
308 S Pierre St  
Pierre SD 57501  
605-773-3429**

Upon Receipt Of Your Certificate The Plumbing Commission Will Return A Copy  
To You Along With a Homeowner Packet Which Will Give You Instructions On  
Inspection Requirements

**From:** Mobley, Roxie [<mailto:Roxie.Mobley@state.sd.us>]

**Sent:** Wednesday, May 14, 2014 7:52 AM

**To:** Dan Schutz

**Subject:** RE: Garage Wiring

[www.electrical.sd.gov](http://www.electrical.sd.gov) on the left hand side go to HomeOwner Wiring – open that link – at the top of the page is a link to HomeOwner Wiring Application – print it off – fill it out – send the application with a \$60 check – cash – or money order

*Roxi A. Mobley*

SD Electrical Commission  
308 S Pierre St  
Pierre, SD 57501

605.773.3573[w]  
800.233.7765  
605.773.6213[fax]

[roxie.mobley@state.sd.us](mailto:roxie.mobley@state.sd.us)  
[www.electrical.sd.gov](http://www.electrical.sd.gov)

## South Dakota Electrical Commission

308 S. Pierre St., Pierre, SD 57501 | Tel: 800.233.7765 or 605.773.3573 | Fax: 605.773.6213

### HOMEOWNER'S WIRING PERMIT APPLICATION

*If you live within the City limits of Rapid City or Sioux Falls  
contact your local city government for a local wiring permit.*

#### CONTACT INFORMATION

Your name: \_\_\_\_\_

Mailing address: (If you have a PO box, please provide **both** your PO box & street address)

PO Box: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Email address: \_\_\_\_\_

Phone numbers (Please provide **all** available phone numbers)

Day: (\_\_\_\_) \_\_\_\_ - \_\_\_\_ Evening: (\_\_\_\_) \_\_\_\_ - \_\_\_\_ Cell: (\_\_\_\_) \_\_\_\_ - \_\_\_\_

#### PROJECT INFORMATION

Address where wiring will be done: \_\_\_\_\_ City: \_\_\_\_\_

1. Are you personally installing the electrical wiring & fixtures? ..... ☐ Yes ☐ No
2. Do you currently live at the address where the electrical installation is being done?..... ☐ Yes ☐ No
3. Do you own the residence or farmstead of the electrical project?..... ☐ Yes ☐ No
4. Does the farmstead meet the classification of Agricultural Land [20 acres or more] as described in South Dakota Codified Law 10-6-31.3?..... ☐ Yes ☐ No

Description of wiring project: \_\_\_\_\_

**20:44:14:01(12)** defines an "Owner's exemption" as an exemption from licensure requirements in SDCL 36-16-13 for an individual owner who is **personally installing** electrical wiring and fixtures in a residence or farmstead which is **owned** and **resided in or on** by the person installing the electrical wiring or fixtures. Owners doing electrical work on their own residence or farmstead in compliance with SDCL 36-16-15 may not allow their wiring permit to be used by any other person. Violators may be assessed a \$350 administrative fee.

☐ The information provided is truthful and accurate. I understand the requirements outlined in SDCL 36-16, and the fees associated with a violation.

Signature: \_\_\_\_\_

Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Please enclose the \$50 minimum inspection fee with the \$10 permit fee for a total of \$60. If you prefer to pay by credit, fill out your information below. The Commission will return your copies of the wiring permit. Following the receipt of this permit you are required to fulfill the requirements as documented on each page of the permit.

You may contact the Commission office via phone or e-mail.

Refer to <http://dlr.sd.gov/bdcomm/electric/ecfees.aspx> for a list of inspection fees.

☐ I've enclosed the minimum inspection fee and permit fee of \$60.00.

☐ Charge my credit card \$60.00 using this information: ☐ Mastercard ☐ Visa ☐ AmEx

Card Number: \_\_\_\_\_ 3-Digit Security Code \_\_\_\_\_ Expiration Date: \_\_\_\_ / \_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Completed forms can be mailed to the South Dakota Electrical Commission at 308 S. Pierre St., Pierre, SD 57501