

Supplemental Building Information

including building requirements, code requirements, and inspection requirements for the City of Aberdeen



City of Aberdeen
Building Inspection Department
(605) 626-7017
2000 IRC - pamphlet revised 3/13/07

2007 Building Requirements – Residential Construction

(guidelines for plan reviews on new construction)

SUBMITTING PLANS TO THE BUILDING DEPARTMENT

2 sets of plans are required for the following:

- Site Plan - (include decks, accessory structures, boulevard trees and/or landscaping)
- Elevation views - A minimum of front and rear elevations including a wall detail showing type of materials to be used and insulation values.
- Floor Plans - (include basement and all levels above grade)
- Foundation Plan - (footing sizes, footing pads, rebar, type of foundation)

A copy of Engineered Truss Drawings for floor, roof or special design shall be kept on the jobsite and given to the inspection department at the time of the framing inspection.

ISSUANCE OF BUILDING PERMITS

Please allow 3 - 5 working days for all submitted plans to be reviewed and approved.

ADDRESSING ON SITE

House numbers and permit number shall be displayed on the property before work begins. Any work commencing before plans have been reviewed and a permit issued will be subject to a penalty in accordance with Aberdeen City Ordinance.

CERTIFICATE of OCCUPANCY

A final inspection and Certificate of Occupancy is required for all new structures including, but not limited to, homes, garages, and additions. To obtain a Certificate of Occupancy, all required inspections must be complete, required inspections are as follows:

- **Footings** - property pins must be visible to verify setbacks
- **Foundations**
- **Underground Plumbing** - including drain tile, vapor barrier (6-mil. Poly), dampproofing
- **Plumbing Inspection** - for drain, waste & vent
- **Framing Inspection** - (when all HVAC, plumbing, electrical, fire-blocking, draftstopping, joist hangers and strapping are in place and prior to insulation being installed)
- **Sheetrock Inspection** - (where fire-resistive construction is required)
- **Final Inspection** - (when project is complete, prior to occupancy)

A Temporary Certificate of Occupancy may be issued for the structure prior to the project being completed. A Temporary Certificate of Occupancy will be issued at the discretion of the Building Inspection Department.

COMMON CODE QUESTIONS

A common house **wall between an attached garage and house** shall be sheetrocked with a minimum of **1/2" sheetrock from the concrete to the underside of the roof sheathing**. If the ceiling in the garage is going to be finished, the 1/2" sheetrock to the roof deck is still required if an attic access door is installed in the garage. If there is any living space above the garage whether it's cantilevered over or fully above, all supporting structural members (walls columns, beams and floor/ceiling assembly) shall be sheetrocked with a minimum of 1/2" sheetrock. Additional requirements may be made while performing inspections.

Egress windows in grade level bedrooms are allowed a 5.0 ft² net opening if the sill height does not exceed 44" above the finished grade adjacent to the opening. Basement Egress and 2nd/3rd floor bedroom windows are required to meet 5.7 ft² of net opening. All egress windows must have a minimum net clear width of 20" and a minimum net clear height of 24".

Window wells shall have a minimum net clear area of 9 ft² with the window in a fully open position.

INSULATION REQUIREMENTS

- **Attics** R-49 (throughout entire attic area except exterior wall line)
- **Ceiling Exterior Wall Line** R-30
- **Exterior Walls** R-19
- **Floors** R-21 (crawl spaces with uninsulated foundation walls)
- **Exterior Floors** R-30 (floor exposed directly to outside air)
- ***Basement Walls** *R-11 (please see note)
- **Crawl Space Walls** R-11 (to include a layer of 6-mil poly over dirt floor)
- **Ductwork** Ducts shall be airtight

*Basements are allowed to be un-insulated in a new home until such time a finished room is created. A finished room may be a bathroom, bedroom, rec. room, etc. Once a finished room is created, the entire interior perimeter of the foundation shall be insulated. It is allowed in the mechanical room, stairways and electrical panel areas of an unfinished basement to frame the foundation walls at the time of construction before any electrical, piping or ductwork is installed. Crawl Spaces are required to be insulated at the time of construction on the walls or the floor assembly.

FOOTINGS and FOUNDATIONS

Footings: (16"w x 8"d for single-story; 20"w x 10"d for two-story; 24"w x 10"d for three story) 2 rows #4 rebar set above soils on chairs. Any standing water shall be removed before concrete is poured and kept dry for a minimum of three days.

Foundation rebar requirement

- | | |
|---|--|
| <ul style="list-style-type: none">▪ Vertical rebar - #4 placed 24" on center▪ Horizontal rebar - #4 placed 24" on center | FULL BASEMENT WALLS |
| <ul style="list-style-type: none">▪ Vertical rebar - #4 placed 48" on center▪ Horizontal rebar - #4 placed 24" on center | CRAWL SPACES, SPLIT-LEVELS and ATTACHED GARAGES |

Anchor bolts: Minimum 1/2" bolt placed 6' on center with a minimum embedment of 7" into foundation wall. Anchor bolts may be drilled into an unattached accessory garage.

STAIRWAY, GUARDRAIL and HANDRAIL

- Any residential stairway with more than three risers shall have a handrail.
 - Open sided stairways that are more than 30" above grade or floor levels shall have a guardrail set a minimum of 36" above the nosing of the treads and a separate handrail from the guard.
 - A minimum of one handrail is required on residential stairways from the front nosing of the top tread to the front nosing of the bottom tread. The handrail shall be set a minimum of 34"-38" above the tread nosing and shall be returned, have a starter easing or terminate at a newel post. Most guardrail cap rails do not qualify as a handrail and would require a separate handrail, (exception: rear decks and back doors may use a 2 x 6 cap rail/handrail per City Ordinance Amendment.
 - Stairway headroom shall be a minimum of 6' 8" continuous from top nosing to bottom nosing and landing being measured vertically from a parallel line from the nosing of all treads.
 - ***Stair treads:** minimum of 10" run measured from stair nosing to stair nosing.
 - ***Stair risers:** a maximum of 7-3/4" rise measuring from top of stair tread to top of stair tread.
 - Guardrails must have a minimum height of 36" when the landing or platform is more than 30" above grade or floor level.
- *Stair treads and risers cannot vary by more than 3/8" from the largest dimension to the smallest dimension.**

Building Permit Requirements

City of Aberdeen

Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any mechanical or plumbing system, the installation of which is regulated by the current building code, shall first make application to the building official and obtain the required permits.

Work Exempt from Building Permits

- 1) One-story detached accessory structures (storage sheds, etc.) with a floor area not to exceed 200 square feet. For accessory structures that are less than 200 square feet, a Zoning Permit is required and the structure shall meet all required setbacks.
- 2) Retaining walls that are not over 4 feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
- 3) Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2 to 1.
- 4) Sidewalks and driveways on private property and not in the boulevard area that are not more than 30 inches above adjacent grade and not over any basement or story below.
- 5) Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
- 6) Prefabricated swimming pools that are less than 24 inches deep.
- 7) Swings and other playground equipment accessory to a one- or two-family dwelling.
- 8) Window awnings supported by an exterior wall, not requiring additional support, and not extending beyond 54" of the supporting wall.

A separate plumbing permit is required for any plumbing being done and may be obtained in this office. The State Electrical Commission (1-800-233-7765) regulates any electrical work being done, electrical permits may be obtained locally from Northern Electric located in Bath, SD. Exemption from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of the current building code or any other laws or ordinances of the City of Aberdeen.

All fences to be erected or repaired require a building permit. A sketched site plan of your property must include all buildings and where the fence is going to be placed. Property pins must be located and visible prior to installing the fence. Fences being installed shall meet the visibility guidelines for corner lots and all driveways. Fence permits are \$21.42 and may be obtained in this office.

Building Permit Requirements

Validity of permits. The issuing of a permit shall not be construed to be an approval of any violation of any of the provisions of the current building code or any other ordinances of the City of Aberdeen. Permits presuming to give authority to violate or void the provisions of the building code or other ordinances of the City of Aberdeen shall not be valid. The issuing of a permit based on construction documents and other data shall not prevent the building department from requiring the correction of errors in the construction documents. The building department is also authorized to prevent occupancy or use of a structure where in violation of the building code or of any other ordinances of the City of Aberdeen.

Expiration of permits. Every permit issued shall become invalid unless the work being permitted is started within 180 days of the issue date, or if the work is suspended or abandoned for a period of 180 days after the time the project has started. An extension may be granted for expired or suspended permits. The extension must be requested in writing and justifiable cause demonstrated.

Placement of permits. The building permit must be kept on the job site until the completion of the project.

Required Inspections

- **Job site address and permit posted before work commences.**
- **Footing Inspection.** Footing inspections shall be made once forms are set and rebar is installed, but prior to pouring concrete.
- **Setback Inspection.** A setback inspection shall be done at the time of a footing inspection and all property pins must be located and visible.
- **Foundation Inspection**
 - **Poured concrete.** All rebar tied and in place, all forms are set, prior to pouring concrete.
 - **Masonry.** When all required cores with rebar installed and visible prior to grouting.
 - **Wood Foundation.** When all required framing members are installed, including anchor bolts, blocking, joist hangers, damp proofing, and prior to backfilling.
 - **ICF Units.** Manufactures requirements for all rebar shall be available on the job site for the walls and lintels and prior to pouring concrete.
- **Underground Plumbing Inspection.** All piping, fittings and joints are in place. Drain tile is in place with sump basin. An air test of 5 psi (or a water test with a 10-foot head of water) for 15 minutes is passed prior to being covered. 6-mil. Poly must be on the jobsite or installed for damp proofing under the concrete floor.
- **Drain, Waste and Vent Plumbing Inspection.** All piping, fittings and joints are in place and visible prior to sheetrock or insulation being applied. A test equivalent to item 5 above shall be applied.
- **Framing Inspection.** All plumbing, electrical and mechanical is inspected and complete. All framing is visible with required joist hangers, rafter ties, supports, draft stopping, and fire blocking is in place prior to insulation and sheetrocking.
- **Fire-resistance-rated construction or Gypsum Inspection.** Where fire-resistance-rated construction is required between dwelling units, twin-homes, common wall between house/garage or due to close proximity to property lines, an inspection is required before any house wrap or siding is installed and before sheetrock is applied on the interior walls.
- **Final Inspection.** Address numbers of a minimum 4" height and in contrast with the background are installed, all handrails, guardrails, smoke detectors, egress windows, steps and decks are in place and the building is ready for occupancy.
- **Inspections must be scheduled a minimum of 4 hours prior to the time requested.**

A Certificate of Occupancy is required in accordance with the International Residential Code before any structure, including garages and additions, may be occupied. All inspections must be completed to receive the Certificate of Occupancy.