

Prefabricated Structures Definition

Prefabricated structures are structures, the parts of which are fabricated and assembled in a central assembly point where onsite building, electrical, plumbing, and mechanical rough-in inspections occur at the assembly location.

Materials

Materials and the assembly thereof shall be inspected to determine compliance with this code. Every material shall be graded, marked, or labeled as required elsewhere in this code.

Plans

One complete set of plans and specifications must be submitted to the Building Inspection Division of Planning and Building Services for approval. Plans shall be of sufficient detail and clarity to indicate compliance with all applicable codes (electrical, plumbing, building, and zoning).

Certifying Agency

To be acceptable, every certificate of approval shall be made by the approved agency. An independent third party inspection agency that provides inspections at the assembly location must be approved by the Building Official.

Certificate

A certificate of approval shall be furnished with every prefabricated structure, except where the assembly is readily accessible to inspection at the site. The certificate of approval shall certify that the assembly in question has been inspected and meets all the requirements of the building, mechanical, electrical, and plumbing code. When mechanical equipment is installed so that it cannot be inspected at the site, the certificate of approval shall certify that such equipment complies with the laws applying thereto.

Building Services will require a rough-in or frame inspection of the structure at the assembly location. The certificate of inspection shall state that the prefabricated structure has been built in accordance the following codes and any and all local ordinances of the City of Sioux Falls:

2012 International Building Code
(Commercial)

2012 International Residential Code
(Residential)

2012 International Mechanical Code

2012 International Fuel Gas Code

2011 National Electrical Code

2009 Uniform Plumbing Code

All units to be located in the city shall be identified by production number.

Moving Permit

A moving permit shall be obtained for each structure before being moved into the city. Licensed prefabricators may move their structures into and within the city without being a duly licensed mover and must comply with all pertinent requirements pertaining to house moving regulations. The fee for a moving permit shall be fifty dollars (\$50) per dwelling unit. The following information must be submitted prior to issuance of any moving permit:

1. The production number and site development plan must be submitted to the Building Inspection Division.
2. A building permit shall be issued by the City.
3. A letter from the prefabricator, stating that the structure complies with all the building, electrical, and plumbing regulations, shall be submitted.

Permits and Fees

Permit fees shall be as follows:

1. Fee for the building permit shall conform to the regular building permit fee schedules.
2. Electrical, plumbing, and mechanical permits and fees shall conform to the regular permit requirements and fee schedules.

*(Source reference Section 150.017,
Section 1716.1 – City Ordinance)*

If you have any additional questions concerning prefabricated one- and two-family dwelling manufacturers, you can call 367-8670 or stop in the Building Services Office on Ground Floor of City Hall.



City of Sioux Falls

Building Services

Ground Floor
224 West Ninth Street
P.O. Box 7402
Sioux Falls, SD 57117-7402
(605) 367-8670
TTY/Hearing Impaired (605) 367-7039
www.siouxfalls.org



Prefabricated One- and Two- Family Dwellings



Prepared by
City of Sioux Falls
Planning and Building Services

Revised May 2013

