

TOWN OF SOUTH KINGSTOWN
REQUIREMENTS FOR BUILDING PERMITS
RESIDENTIAL SINGLE FAMILY
ALTERATIONS

BUILDING PERMIT APPLICATIONS FOR ALTERATIONS MUST BE ACCOMPANIED BY THE FOLLOWING ITEMS, PRIOR TO ACCEPTANCE OF THE APPLICATION FOR PLAN REVIEW.

1. All buildings permits must be applied for online at <https://southkingstownri.viewpointcloud.com>. All necessary attachments must be in PDF format in original full scale. No paper copies will be accepted.

2. **Attached set of building plans to scale, in PDF format, to include:**
 - a. foundation plan
 - b. floor plan
 - c. framing plan
 - d. cross section
 - e. elevations

A Plot Plan - To scale, showing distance of foundation, overhangs, decks, and septic system from all property lines and the survey markers on all corners of said lot.

3. **Written list of proposed alterations.**

4. **Engineered Lumber, Beams & Trusses**

If the plans have trusses (floor or roof), micro lam LVL beams, steel girders or other engineered beams, all calculations and plans must be submitted with the building permit application.

If plans have unusual structural design, an Engineer or Architect must stamp said plans.

5. DEM/Coastal

- I. System Suitability Determination from DEM may be required for your septic system (see Pages 3 & 4)

- II. If your construction involves exterior work and is within 200 feet of a coastal feature, you must obtain a Coastal Resources Management Assent. (783-3370)

ALL OF THE ABOVE ARE GENERAL REQUIREMENTS. OTHER APPROVALS OR SPECIFICATIONS MAY BE NEEDED FOR CERTAIN SITUATIONS.

IF YOU HAVE ANY ADDITIONAL QUESTIONS, PLEASE FEEL FREE TO CALL US AT 789-9331, EXT. 1225.

This office would further advise you to keep your septic system design if the building is not tied to public sewers for future reference, and if your property is surveyed, to install permanent markers such as concrete bounds or iron pipes at the time of the survey as the oak stakes rot away or are pulled up by children or other persons. You have paid for the survey once, why pay again?

All Building Permits issued require a Certificate of Occupancy and/or Use. In order to obtain a Certificate of Occupancy and Use you must call this office for the **final inspection**.

If you occupy or use a structure without a Certificate of Occupancy and Use and someone is injured on said property, you may not be covered by your insurance, and further it is a violation of the Rhode Island State Law.

RI Department of Environmental Management

System Suitability Requirements (Rule 17)

17.4 OWTS Suitability Determination- An OWTS Suitability Determination is a determination as to whether or not an existing OWTS is suitable for a proposed building construction, renovation or change of use so as to protect public health and the environment. An OWTS Suitability Determination Application may be submitted to the Department in order to determine the applicability of this Rule. OWTS suitability is determined by the following:

17.4.1 Excluding holding tanks, for OWTSs where all components have been installed with state approval on or after April 9, 1968:

(A) The OWTS is suitable and no application to the Department is necessary for any building construction, renovation or change in use, that, for residential uses, does not result in an increase in the number of bedrooms in a residential structure beyond the number in the original state approval; or, for all other uses, an increase in the wastewater flow greater than the OWTS approved design flow for any OWTS. However, the OWTS is unsuitable and an OWTS Application for New Building Construction or an OWTS Application for Alteration to a Structure, whichever is applicable, must be submitted when any of the following in (i)-(iv) apply, even if there is no increase in number of bedrooms or increase in flow:

- (i) Whenever the proposed construction or renovation changes the structure's footprint such that the OWTS is not in compliance with these Rules;
- (ii) If the proposed change of use is from a facility that does not prepare food to a restaurant or other facility that prepares food; or
- (iii) For a change in use, if the OWTS for the new use meets the definition of a large OWTS pursuant to Rule 35.1.

(B) The OWTS is unsuitable if the OWTS is located within the Salt Pond or Narrow River Critical Resource Areas, was permitted prior to February 6, 2002, and does not utilize nitrogen reducing technology in accordance with Rule 39.2 at the time of application and the applicant proposes construction or renovation meeting any of the conditions listed below in Rule 17.4.1(B)(i)-(iii). In-kind (i.e. same number of bedrooms) replacement of mobile homes in a licensed mobile and manufactured home park is exempt from this provision (B).

- (i) Adding an additional floor level or portion of floor level to the structure;
- (ii) Increasing the footprint of the structure; or
- (iii) Involving a substantial improvement to a structure located within a Federal Emergency Management Agency-designated Special Flood Hazard Area subject to inundation by the one percent (1%) annual chance flood (100-year flood). Substantial improvement to a structure is defined in RIGL § 23-27.3-106.1 to mean any construction, renovation, or improvements made within any twelve (12) month period and costing in excess of fifty percent (50%) of the physical value of the building prior to the start of construction. Determination of substantial improvement shall be made by the appropriate municipal or state building official.

(C) The OWTS is unsuitable for any building construction, renovation or change of use, that results in an increase in the number of bedrooms in a residential structure beyond the number in the original state approval; or an increase in the wastewater flow greater than the OWTS approved design flow for any OWTS. An OWTS Application for New

Building Construction or an OWTS Application for Alteration to a Structure shall be required in accordance with Rule 17.5 or Rule 17.6, respectively, whichever is applicable, before the proposed building construction, renovation or change of use may be allowed.

17.4.2 For OWTSs where any existing components have been installed without state approval, holding tanks, cesspools, and OWTSs installed prior to April 9, 1968:

Whenever a person proposes any building construction, renovation, or change of use (as defined in Rule 7) of a structure served by such an OWTS, the OWTS is unsuitable and shall be upgraded to the standards herein. An OWTS Application for New Building Construction or an OWTS Application for Alteration to a Structure shall be required in accordance with Rule 17.5 or Rule 17.6, respectively, whichever is applicable. For the purposes of this Rule, the terms "building construction" and "building renovation" shall be defined as any addition, replacement, demolition and reconstruction, or modification of a structure on the subject property which:

- (A) Results in any increase in wastewater flow into the OWTS, which for residential structures is equivalent to the addition of one (1) or more bedrooms;
- (B) Involves demolition or re-plastering or replacement of interior wallboard, interior walls, ceilings, flooring, windows, plumbing fixtures, electrical wiring or kitchen cabinetry, which in total affects over fifty percent (50%) or more of the living area of the existing structure. In-kind (i.e. same number of bedrooms) replacement of mobile homes in a licensed mobile and manufactured home park is exempt from this provision (B);
- (C) Involves adding an additional floor level or portion of floor level to the structure; or
- (D) Increases the footprint of the structure. In-kind (i.e. same number of bedrooms) replacement of mobile homes in a licensed mobile and manufactured home park is exempt from this provision (D).

Town of South Kingstown Inspection Requirements

The following is a summary of the inspection requirements for the Town of South Kingstown.

- All inspections must be coordinated with the Building Inspector's Office at least twenty-four (24) hours in advance.
- Electrical Inspections are done on Monday, Wednesday & Friday. All other inspections are done any day (Monday through Friday).
- The Building Permit DOES NOT cover any electrical, plumbing, or mechanical work. This requires separate permits, which must be obtained at the Building Inspectors Office.
- Failure on the part of the owner or contractor to notify the Building Inspectors Office for a required inspection will result in a STOP WORK ORDER that may cause delay in construction.
- The Building Inspector will affix a sticker approving the inspection or leave a field correction notice pointing out any deficiencies, which will require re-inspection prior to proceeding.

Inspections for New Structures, Additions & Renovations:

1. **Excavation** (when foundation hole is excavated & prior to any crushed stone or concrete being installed for footings or foundation)
2. **Foundation Rebar** (PRIOR TO POURING CONCRETE)
3. **Rebar Grounding Electrode Conductor and Connection** per NEC 250-52A3 (**required** when 20' or more of conductive steel is encased by concrete and PRIOR TO POURING CONCRETE)
4. **Foundation Insulation** (if used and prior to backfilling)
5. **Footing Inspection for Decks/Porches** (after forms or sonotube are installed and prior to pouring concrete)
6. **Modular Dwelling Attachment** (to foundation and each level/section)
7. **Fireplace Throat**
8. **Electric Trenches, Gas Line Trenches, and Underground LPG Tanks and Lines** (prior to backfilling)
9. **Gas Line Pressure Test** (if line is connected to more than 1 appliance)
10. **Under Slab Plumbing** (prior to covering)
11. **Shear walls, roof blocking, special nailing schedules, and hurricane ties** (prior to covering – generally, this inspection will be done at the Rough Framing Inspection)
12. **Roughs - Framing, Electrical, Plumbing, & Mechanical** (prior to insulation and interior covering)
13. **Insulation & Energy Code Inspection for Air Leakage** (prior to covering with wallboard)
14. **Final Inspection for Certificate of Use and Occupancy** (prior to use and occupancy of the structure or addition)

NOTE: IF ALL THE REQUIRED INSPECTIONS FOR AIR LEAKAGE HAVE NOT BEEN COMPLETED, A CERTIFICATE ILLUSTRATING COMPLIANCE WITH THE BLOWER DOOR TEST MUST BE SUBMITTED TO VERIFY COMPLIANCE WITH THE 2010 ENERGY CODE.

Requirements for Certificate of Occupancy:

- Final Inspection by this office
- Fire Marshall final inspection Union Fire District 789-8354 Kingston Fire District 783-6830
- Certificate of Conformance from DEM (C.O.C.)
- Elevation Certificate (if in a Flood Zone)
- Well Water Test (new wells only)
- Posting of Energy Certificate

If there are any questions pertaining to the inspection procedures, please contact the Building Inspector's Office at (401)-789-9331 ext. 1225.