



DEADWOOD CITY HALL
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Deadwood, SD 57732

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Construction Site and Staging Requirements

Any construction project requiring a building permit from the City of Deadwood's Building Inspector must meet the construction staging, site maintenance and construction hours outlined by the City of Deadwood in this document. The City of Deadwood enacted ordinance #1182 creating Chapter 12.50 Staging Areas to ensure a safe, clean and well managed construction areas. The below regulations are references from the City of Deadwood Code of Ordinances Chapter 12.50 Staging Areas and 8.12 Noise.

Construction Staging and Site Maintenance:

- Trash receptacles, dumpsters and portable toilets must be reasonably screened and area kept clean. Use of trash receptacles, dumpsters and portable toilets on a public right-of-way must have prior approval from the Deadwood Chief of Police and/or Parking & Transportation Committee.
- Vehicle tracking control must be provided at all ingress and egress points.
- Silt fencing must be placed downgrade of all areas that have a potential for sediment transport.
- Temporary construction fencing must be provided for any below-grade construction in excess of 30 inches that is unattended or open overnight.
- Parking must take place on-site for lots greater than one-acre in size. For lots less than one-acre in size, parking may take place on the adjacent streets contiguous to the property with prior approval from the Deadwood Chief of Police and/or Parking & Transportation Committee.
- Storage of materials and fill dirt must be maintained in a neat and orderly manner. Off-site construction materials must be located in one of several approved staging areas with permission from Deadwood Chief of Police and/or Parking & Transportation Committee. Fill or excavated dirt must be maintained so that dust does not blow onto adjacent properties and may require silt fencing at the base of the piles. Periodic watering of the piles may also be necessary.
- Construction sites and off-site storage of materials must be maintained in a neat and orderly condition that is free from debris, garbage, used and discarded construction materials and trash.

- Construction sites and off-site storage shall be in compliance with Chapter 33 – Safeguards during Construction – of the International Building Code adopted by the City.
- The City of Deadwood is not held responsible for security, liability or loss of materials in approved off-site storage areas.

Construction Hours:

- Sunday through Saturday 7:00 a.m.—10:00 p.m.

Fees for Use of Public Property for Construction Purposes:

- Contractors or private individuals that wish to utilize the use of public right-of-way or public property for staging or construction must follow the following fee schedule for such use.
- Contractors or private individuals that wish to utilize the use of public right-of-way or public property for staging or construction in conjunction with projects for the City of Deadwood or for projects funded by the City of Deadwood are exempt from fees for use of property. However the above construction staging and site requirements must be met.
- An inspection of the property owned by the City of Deadwood to be used will be inspected prior to the contractor occupying with materials and equipment. This inspection will be done with the contractor as well as a representative from the City of Deadwood. Conditions will be documented as well as photographed if necessary. Upon completion of the use of the City property an additional inspection will be performed by the contractor and a representative from the City of Deadwood. Any damages to the property will be repaired at the cost of contractor.
- The following Staging areas will require a monthly fee of \$500.00 per month for rental of the property. Mt. Moriah, Railroad Street, Spring Street, City Shop, Crescent Street, Centennial Street, Denver Street, and Fremont Street Staging Areas.
- The following Staging areas will require no fees for the use for construction staging. Timm Lane and Cliff Street.
- On street or right-of-way use for construction purposes (pending approval from Deadwood Parking and Transportation Committee) will require a fee of \$125.00 per parking space occupied per month. Examples of such use would be a dumpster on a public street or contractor requiring vehicle parking adjacent the project location.

- Payment for damage incurred to city streets or property due to an activity related to construction, as well as any additional city maintenance costs required such as street sweeping, etc. will be the responsibility of the contractor.

Contractor Process:

- Apply for building permit.
- If off-site staging is required, review attached map and select a location to utilize for your project.
- Inform the building inspector that you are requesting use of City of Deadwood property or public right-of-way for staging. Ask to be added to the Parking and Transportation Committee agenda for approval of use.
- If approved, a contract will be prepared for the rental of property if applicable.
- Do not occupy the City of Deadwood Property prior to approval without permission of the Chief of Police.