

City Council Agenda Item Memo

From: Charlie Richter, City Engineer

Council Meeting: January 13, 2026 / January 27, 2026

Subject: Ordinance 26-002: Revision to Chapter 22 – Buildings and Building Regulations

Presenter: Charlie Richter, City Engineer

Summary and Recommended Action:

The State of South Dakota is responsible for the licensing, regulation, and inspection of residential and commercial plumbing within the City of Brookings. The proposed amendment eliminates redundant regulations and the requirement of a separate plumbing license, issued by the City.

Staff recommends approval of the proposed ordinance amendment.

Item Details:

Chapter 22, Article III – *Plumbing* outlines the City's regulations for obtaining plumbing permits and plumbing licenses. However, the City of Brookings has not been responsible for permitting and inspecting plumbing work for either commercial or residential construction since 1970, when those responsibilities were assumed by the State of South Dakota.

The only portion of the plumbing ordinance that remains enforced is the requirement to obtain a City plumber's license. This license serves to regulate water, sanitary sewer and storm sewer work within the right-of-way and requires submission of an insurance certificate, a performance bond, and proof of a state plumbing license for approval.

Public Works is proposing amendments to Chapter 74, Article IV – *Excavations*, which will require an Excavator's License as part of the new Right-of-Way Work Permit, as well as a valid state plumbing license for any water, sanitary sewer, or storm sewer work within the right-of-way. With these new requirements in place, the City plumber's license will become redundant and obsolete.

To reduce confusion regarding the authority responsible for regulating plumbing within the City, Public Works proposes eliminating Chapter 22, Article III – *Plumbing* in its entirety and amending Chapter 22, Article II - Building Code, Section 22-31, to adopt the State of South Dakota's plumbing code by reference.

Public Works has coordinated Community Development and Brookings Municipal Utilities regarding the proposed changes, and all parties are in agreement.

Legal Consideration:

None

Strategic Plan Consideration:

Sustainability – The City of Brookings will meet environmental, community and economic desires and needs without compromising future generations' quality of life by strategically planning, implementing and maintaining infrastructure and facilities.

Financial Consideration:

There will be no net increase General Fund costs associated with the recommended action. The anticipated loss of annual revenue (approximately \$1,000) from the issuance of City plumber's license is expected to be fully offset by revenue generated through the issuance of right-of-way work permits.

Supporting Documentation:

Ordinance - clean

Ordinance - marked

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