

OFFICE OF
Planning & Zoning
 108 Sherman Street
 Telephone (605) 578-2082
 Fax (605) 578-5084



"The Historic City of the Black Hills"
 Deadwood, South Dakota 57732

TRENT MOHR
 Building Official
 Dept. of Planning & Zoning
 Telephone: (605) 578-2082
 Fax: (605) 578-2084

March 2, 2026

Mr. Andy Mosher
 Executive Director
 Deadwood Alive

Re: permit application for temporary tent

Mr. Mosher,

This permit application is denied as the proposed structure does not comply with section 3103.3 of the 2021 International Building Code (IBC) as adopted by the City of Deadwood. The proposed structure is a group A occupancy of VB construction with exterior walls with no fire rating. The IBC requires at least 10 feet of fire separation distance for this structure as proposed. Text of the code follows:

3103.3 Location. Temporary structures shall be located in accordance with the requirements of Table 705.5 based on the *fire-resistance rating* of the *exterior walls* for the proposed type of construction.

TABLE 705.5
FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE^{a, d, g}

| FIRE SEPARATION DISTANCE = X (feet) | TYPE OF CONSTRUCTION | OCCUPANCY GROUP H ^a | OCCUPANCY GROUP F-1, M, S-1 ^f | OCCUPANCY GROUP A, B, E, F-2, I, R ^f , S-2, U ^h |
|-------------------------------------|----------------------|--------------------------------|--|---|
| X < 5 ^b | All | 3 | 2 | 1 |
| 5 ≤ X < 10 | IA, IVA | 3 | 2 | 1 |
| | Others | 2 | 1 | 1 |
| 10 ≤ X < 30 | IA, IB, IVA, IVB | 2 | 1 | 1 ^c |
| | IIB, VB | 1 | 0 | 0 |
| | Others | 1 | 1 | 1 ^c |
| X ≥ 30 | All | 0 | 0 | 0 |

Furthermore, the proposed structure does not comply with section 3103.8.2 of the 2021 International Fire Code (IFC) as adopted by the City of Deadwood and is not eligible for an exception as its proposed location obstructs an exterior exit of the adjacent building. The IFC requires that the proposed structure be placed no closer than 20 feet of a lot line. Text of the code follows:

3103.8.2 Location. *Tents or membrane structures* shall not be located within 20 feet (6096 mm) of *lot lines*, buildings, other *tents or membrane structures*, parked vehicles or internal combustion engines. For the purpose of determining required distances, support ropes and guy wires shall be considered as part of the temporary *membrane structure* or *tent*.

Exceptions:

1. Separation distance between *membrane structures* and *tents* not used for cooking is not required where the aggregate floor area does not exceed 15,000 square feet (1394 m²).
2. *Membrane structures* or *tents* need not be separated from buildings where all of the following conditions are met:
 - 2.1. The aggregate floor area of the *membrane structure* or *tent* shall not exceed 10,000 square feet (929 m²).
 - 2.2. The aggregate floor area of the building and *membrane structure* or *tent* shall not exceed the allowable floor area including increases as indicated in the *International Building Code*.

OFFICE OF
Planning & Zoning
108 Sherman Street
Telephone (605) 578-2082
Fax (605) 578-5084



"The Historic City of the Black Hills"
Deadwood, South Dakota 57732

TRENT MOHR
Building Official
Dept. of Planning & Zoning
Telephone: (605) 578-2082
Fax: (605) 578-2084

- 2.3. Required *means of egress* are provided for both the building and the *membrane structure* or *tent* including travel distances.
- 2.4. Fire apparatus access roads are provided in accordance with Section 503.

It has been agreed previously in our discussions that all other code requirements can be met by the proposed structure.

Please let me know if there are any questions.

Respectfully,

A handwritten signature in black ink, appearing to read 'Trent Mohr', with a long horizontal flourish extending to the right.

Trent Mohr
Building Official