

Commercial New Construction

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.

Items That May Be Applicable

1. Own the property or a letter from the owner that you have permission to perform work.
2. Site Plan approval letter from Planning Department.
3. Plot Plan drawn to scale.
4. Be approved by Fire Alarm and State Fire Marshall. They must stamp plans.
5. Approved State sewage permit or if on public sewer, letter from sewer department (must accompany application)
6. Road opening permit and street number. Obtain from Public Services Department. If State Highway, from State D.O.T.
7. For a restaurant, approval from State of RI Health Department. Approval from Town Public Services Department on grease trap. (Must accompany application.)
8. Plans must be stamped by a registered Rhode Island architect or engineer if more than 35,000 cubic feet. Electric, plumbing and mechanical to be stamped by Rhode Island engineer.
9. Plans must be drawn to scale with dimensions and use of each room noted thereon.
10. One (1) set of plans to include:
 - a. Foundation Plan
 - b. Floor Plan
 - c. Framing Plan
 - d. Cross Section
 - e. Elevations
11. If the structure will be constructed with trusses (floor or roof), engineered beams (LVL-micro lams), steel girders or other engineered beams, all calculation sheets, connection requirements and details must be on the plans or submitted on separate pages including the manufactured stamped truss plans with a separate truss layout plan.
12. Project certification from architects and engineers in accordance with Section 128.0 of the Rhode Island State Building Code (must accompany application).

Commercial Additions/Renovations

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Items That May Be Applicable

1. Own the property or a letter from the owner that you have permission to perform work.
2. Additions 500 square feet or more must submit site plan approval letter from Planning Department.
3. Plot Plan drawn to scale.
4. Be approved by Fire Alarm and State Fire Marshall. They must stamp plans.
5. Approved State sewage permit or if on public sewer, letter from sewer department (must accompany application) if required.
6. Road opening permit and street number. Obtain from Public Services Department. If State Highway, from State D.O.T. if required.
7. For a restaurant, approval from State of RI Health Department. Approval from Town Public Services Department on grease trap. (Must accompany application.)
8. Plans must be stamped by a registered Rhode Island architect or engineer if less than 35,000 cubic feet. Electric, plumbing and mechanical to be stamped by Rhode Island engineer.
9. Plans must be drawn to scale with dimensions and use of each room noted thereon.
10. Two (2) sets of plans to include:
 - a. Foundation Plan
 - b. Floor Plan
 - c. Framing Plan
 - d. Cross Section
 - e. Elevations
11. If the structure will be constructed with trusses (floor or roof), engineered beams (LVL-micro lams), steel girders or other engineered beams, all calculation sheets, connection requirements and details must be on the plans or submitted on separate pages including the manufactured stamped truss plans with a separate truss layout plan.
12. Project certification from architect.