REQUIRED PLAN SUBMITTALS
REMODELS, HOUSE AND GARAGE ADDITIONS

Each set must be in 11” X 17” paper MIN. All pages shall be on the same size paper. Minimum of three (3) sets are required if the plans are submitted in paper. All plans must be to a minimum scale of 1/8” per 1’ (1/4” per 1’ is preferred). Plot plans may be at a maximum of 1” per 30’ scale. All plans must be in ink or other indelible format (pencil is not allowed). Plans shall not be in red ink or color. Black or blue ink is preferred.

The following information is required to be shown on all plans submitted for building permits. Failure to provide this information may result in a delay in the issuance of the permit. **DO NOT** include “future” or “optional” construction on the plans; **only show work to be done under this permit**. Applications become void if the correct information is not received, approved, and the permit issued within 6 months of the application date. Permit fees are non-refundable. Plan sheets must be assembled & fastened by the applicant.... the Planning Dept. staff will not provide that service. Check your permit status online at [www.omahapermits.com/permitinfo](http://www.omahapermits.com/permitinfo); please do not call the staff to check status.

**EACH SET MUST INCLUDE THE FOLLOWING INFORMATION:**

1. **SITE PLAN**
   - Dimensioned lot lines
   - Dimensions of the residence and addition
   - Distances from the lot lines
   - Indicate street names and orientation of the lot (north arrow)
   - Show driveways, sidewalks, patios, decks, etc.
   - Total impervious and building coverages

2. **FLOOR PLANS** (if altered)
   - The "structural load path" must comply with IRC R301.1, or plans will be rejected until redesigned per code
   - Footing sizes @ columns (MIN 48”x48”x24”@2-floors and a roof; 36”x36”x18”@1-floor and a roof)
   - Beam sizes (all beams/headers over 6 feet long must be sized & shown on the plans)
   - Floor & ceiling joist/rafter size, spacing, orientation and species; and/or I-joist size, spacing, brand, and series.
   - Braced wall lines
   - Braced wall panel types and locations
   - Smoke detector locations (inside all sleeping rooms and on each level of the home)
   - Carbon dioxide detector locations (minimum one per level)
   - Egress windows at bedrooms, habitable attics and basements (min. clear opening 20”w x 24”h and 5.7 sq. Ft. and max. 44” from floor)
   - Label room use (**DO NOT** show "future finish" walls or rooms; show only the construction done under this permit!)

3. **ELEVATION DRAWINGS** (if exterior alterations occur)
   - Elevations of all sides of new construction must be shown

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**Sample Diagrams:**

- Site Plan
- Floor Plans
- Elevation Drawings
4. WALL SECTION (for new and altered bearing walls)
   - Concrete footing sizes at walls and drain tile
   - Foundation wall reinforcing & anchor bolt size/spacing (marked “per code” is not acceptable)
   - Foundations over 8' 8" high must be sealed by a structural engineer.
   - Brick/stone veneer support and anchorage
   - Floor, wall and roof assembly materials, including insulation; indicate ceiling height between floors
   - Roof bracing detail to bearing wall or beam, and purlin size

5. STAIR SECTION (if new or altered stairs are installed)
   - 7 ¾" max. rise and 10" min. run
   - 3/8" max difference between any two treads or any two risers within a flight of stairs.
   - Headroom min. 6' 8" above nosing
   - Handrail height above nosing min. 34", max. 38"
   - Baluster spacing (maximum openings 4" between vertical members)

6. MASONRY CHIMNEY SECTION (if new or altered)
   - Footing size (min. 12")
   - Clearance to combustible framing

7. DECK AND/OR COVER DETAILS (if new or altered)
   - Footing diameter, depth and locations
   - Post and beam sizes and locations
   - Joist size, spacing, orientation and species
   - Ledger-to-house bolting schedule
   - Guardrail and stair detail (if applicable)

8. DUPLEX FIREWALL (if new or altered firewalls are required)
   - Detail of the 2-hour firewall required between two family units or townhouses

9. ADDITIONAL REQUIRED DOCUMENTS
   - 1 copy of your septic system permit and/or well permit (if applicable)
   - Floodplain Development permit if in a Floodfringe Overlay District
   - ResCheck if the project has glazing over more than 15% of the gross wall area