

REQUIRED PLAN SUBMITTALS

SINGLE-FAMILY, DUPLEX, and TOWNHOUSE DWELLINGS

Minimum (3) sets are required. Each set must be in 11" X 17" paper MIN. All plans except the plot plan 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).

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.omahapermit.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 from the lot lines to the structures
- indicate street names and orientation of the lot (north arrow)
- show driveways, sidewalks, patios, decks, etc.

2. FLOOR PLANS

- Footing sizes@ columns
- Beam sizes (all beams/headers over 6 feet long must be sized & shown on the plans)
- Floor & ceiling joist/rafter size, spacing, and species; and/or I-joist size, spacing, brand, and series
- The "structural load path" must comply with IRC R301.1, or plans will be rejected until redesigned per code
- Smoke detector locations (all sleeping rooms and on each level of the home)
- Egress windows at bedrooms 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. ELEVATIONS

- Elevations of all sides of new construction must be shown

4. WALL SECTION

- Footing sizes@ 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

- 7 ¾" max. rise and 10" min. run
- 3/8" max difference between any tread or riser 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

- Footing size (min. 12")
- Clearance to combustible framing

7. DECK DETAILS

- Footing sizes and locations
- Post and beam sizes and locations
- Joist size, spacing, and species
- Ledger-to-house bolting schedule
- Guardrail and stair detail (if applicable)

8. DUPLEX FIREWALL

- Detail of the 2-hour firewall required between two family units or townhouses

9. ADDITIONAL REQUIRED DOCUMENTS

- 1 copy of a survey certificate for the lot or parcel of land
- 1 copy of sanitary improvement district (SID) paid receipt (if applicable)
- 1 copy of your septic system permit and/or well permit (if applicable)