

City of Omaha

Permits & Inspections Division

1819 Farnam Street Room 1110

Omaha, NE 68183

Phone: 402-444-5350 Fax: 402-444-5233

Hours 7:30am – 4:30pm Monday through Friday

Permit Counter 7:30am – 4:00pm Monday through Friday

Current Codes

Residential Building Code (single-family/two-family/townhomes).....	2006 IRC
Commercial Building Code.....	2012 IBC
Electrical Code.....	2017 NEC
Energy Code.....	2009 IECC (IRC Chapter 11 for Residential)
Fire Code.....	2000 LSC and 2012 IFC
Accessibility Code.....	2012 IBC (including ICC/ANSI A117.1-2009)
Mechanical Code.....	Chapter 40 Omaha Municipal Code and 2012 IMC
Plumbing Code.....	Chapter 49 Omaha Municipal Code, 2015 Omaha Plumbing Code
Zoning.....	Chapter 55 Omaha Municipal Code

Note: Most national codes used in Omaha have been locally amended. Amendments are available on the Internet at www.municode.com or at the City of Omaha's website at www.cityofomaha.org. Information shown on the Municode website may be up to six months behind!

Engineering Data

Frost Depth.....	42" minimum
Soil Bearing Capacity without Soil Test.....	1,500 psf

Submittal Requirements

Submit three sets of plans for review. At a minimum, plans shall be submitted on 11" x 17" paper at 1/8" = 1'-0" scale. Submittals shall be of the same size and bound along the left edge with a minimum of three (3) staples. While specification books are not required, sufficient specifications to determine compliance shall be provided within the submitted plans. New building and addition submittals require three (3) copies of the completed plan review form. One approved set of plans will be retained for public records and two approved sets of plans will be returned to the applicant.

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All submitted plans and specifications shall designate the coordinating professional and be signed and sealed in accordance with the State of Nebraska Engineers and Architects Regulation Act. Wet seals are not required and may be reproductions. See http://www.ea.nebraska.gov/when_do_you_need.html for specific requirements.

When any special inspection is required by the building code, the architect or engineer of record shall prepare an inspection program, which shall be submitted with the application for a building permit. The inspection program shall designate the portions of the work that require special inspection and indicate the duties of the special inspectors. The special inspector shall be employed by the owner, the engineer or architect of record, or the agent of the owner. The person(s) or firms(s) responsible for the special inspections shall be identified prior to the issuance of the building permit and shall be subject to approval by the building official. See Omaha Municipal Code, Section 43-76.

Plans may be submitted by mail. Permit fees are due prior to plan review. Please contact our office information at 402-444-5350.

Inspections

Schedule all inspections by calling 402 444 5350 (select option 1 and follow prompts) between 7:30am and 4:30pm, Monday through Friday. For next day inspections, all requests must be received no later than 4:30pm (8:00pm online) the business day prior to inspection date. After hours inspection requests must be scheduled directly with the inspector at least one business day prior to inspection date. Same day inspection requests cannot be scheduled.