



# RESIDENTIAL CONSTRUCTION PERMIT APPLICATION

**CITY OF FORT CALHOUN, NE**

**Building & Safety Department**

110 S 14th St

Fort Calhoun, NE 68023

Telephone: 402.468.5303

clerk@fortcalhoun.org

**Inspection Request: 402.598.3915**

Permit Amount	Receipt Number	Permit Number
<b>JOB SITE ADDRESS:</b>		<b>PARCEL NUMBER:</b>
<b>LEGAL DESCRIPTION:</b> <input type="checkbox"/> Attachment		<b>LOT SIZE:</b>
<b>ZONING DISTRICT:</b> <input type="checkbox"/> R-1 Single Family Residential District <input type="checkbox"/> R-2 Two Family Residential District <input type="checkbox"/> R-3 Multiple Family Residential District <input type="checkbox"/> RM Single Family Mobile/Manufactured Home Residential District <input type="checkbox"/> TA-1 Transitional Agricultural District <input type="checkbox"/> RR Rural Residential		
<b>PROPERTY OWNER:</b>		<b>PHONE NUMBER:</b>
<b>PROPERTY OWNERS ADDRESS:</b>		<b>STATE:</b> <b>ZIP CODE:</b>
<b>GENERAL CONTRACTOR NAME:</b>	<b>STATE LICENSE #:</b>	<b>PHONE NUMBER:</b>
<b>CONTRACTOR MAILING ADDRESS:</b>		<b>STATE:</b> <b>ZIP CODE:</b>
<b>SUB-CONTACTORS NAME &amp; STATE LICENSE #'s:</b>		
Electrical: _____      Plumbing: _____      Mechanical: _____ State License #: _____      State License #: _____      State License #: _____		

**Building Type/Use:**    Single Family    Two-Family (Duplex)    Other \_\_\_\_\_

**Class of Work:**       New Structure    Addition    Other \_\_\_\_\_

CONSTRUCTION INFORMATION		
<b>PROPOSED CONSTRUCTION DESCRIPTION:</b>		
<b>ESTIMATED CONSTRUCTION COST:</b> \$	<b>PROPOSED BUILDING AREA (square footage):</b>	<b>TYPE OF CONSTRUCTION:</b>
PERMIT FEES		AMOUNTS
After calculating the square footage with the permit valuation multiplier and determining your total permitted valuation. Use the Building Permit Fee Schedule and determine your Building Permit Fee. This permit fee will be verified during plan review and collected at the time of permit issuance. <i>(see next page to figure cost)</i>		<b>Building Permit Fee</b> \$
The Deposit Fee will be a required deposit at the time of your permit application submittal, based on calculated valuation. * \$1 to \$50,000.00 = \$250.00 * \$50,001.00 and UP = \$500.00		<b>Deposit Fee (submittal deposit)</b> \$
<b>TOTAL AMOUNT</b>		\$

Applicant is responsible for obtaining all other necessary permits or approvals related to the proposed activity, including those that may be required by the State or Federal Government. Applicant will save, indemnify, and keep harmless the City of Fort Calhoun, Nebraska its officers, employees, and agents against all liabilities, judgments cost, and expenses which may accrue against them in consequence of the granting of this permit, inspections, or use of any on-site or off-site improvements placed by virtue hereof, and will in all things strictly comply with all applicable rules, ordinances, and laws. Signature constitutes an attestation by the applicant that application complies with all covenants, conditions, and restrictions and all fees are nonrefundable upon issuance of this permit.

APPLICANTS SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

<b>Issued By:</b>	<b>Date:</b>
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## RESIDENTIAL CONSTRUCTION PERMIT VALUATION WORKSHEET

### Dwelling Building Valuation Schedule

*(Standard 1 & 2 Family Dwelling Construction Valuation Multipliers)*

BUILDING VALUATION OF:	PER SQUARE FEET
Living/Habitable Dwelling Area <i>(included all stories or levels)</i>	\$ 105.89 per Sq. Ft.
Modular Home – Habitable Area	\$ 105.89 per Sq. Ft.
Manufactured Home – Habitable Area	\$ 47.95 per Sq. Ft.
Basement – Unfinished Area	\$ 15.00 per Sq. Ft.
Attached Building/Garage Area - HEATED	\$ 28.19 per Sq. Ft.
Attached Building/Garage Area - UNHEATED	\$ 25.00 per Sq. Ft.
Sunroom or Four Seasons Room	\$ 47.95 per Sq. Ft.
Deck\Patio\Porch\Carport	\$ 10.00 per Sq. Ft.

<u>Type of Building Area</u>	<u>Square Footage</u>	<u>Multiplier</u>	<u>Valuations</u>
_____	_____	X _____	\$ _____
_____	_____	X _____	\$ _____
_____	_____	X _____	\$ _____
_____	_____	X _____	\$ _____
_____	_____	X _____	\$ _____
_____	_____	X _____	\$ _____
<b>ESTIMATED VALUATION:</b>			<b>\$ _____</b>

#### New Residential Home

Valuation at least but not more than	Per \$ Valuation (divide by)	Permit Factor (times by)	Base Amount (+)
\$0.00 – \$150,000.00	1,000	\$8.00 per thousand Industry Valuation	+ 0.00
\$150,001 – \$200,000	1,000	\$7.00 per thousand Industry Valuation	+ 1,200.00
\$200,001 - beyond	1,000	\$6.00 per thousand Industry Valuation	+ 1,550.00

#### New Manufactured or Modular Homes

Valuation at least but not more than	Per \$ Valuation (divide by)	Permit Factor (times by)	Base Amount (+)
\$0.00 – \$150,000.00	1,000	\$3.00 per thousand Industry Valuation	+ 0.00
\$150,001 – \$200,000	1,000	\$2.00 per thousand Industry Valuation	+ 1,200.00
\$200,001 - beyond	1,000	\$1.00 per thousand Industry Valuation	+ 1,550.00

*(Please see next page for Example)*

## EXAMPLE ONLY

### EXAMPLE OF PERMIT FEE FOR ONE & TWO-FAMILY DWELLING

<u>Type of Building Area</u>	<u>Square Footage</u>		<u>Multiplier</u>	<u>Valuation</u>
Main & 2 <sup>nd</sup> Floors ( <i>habitable area</i> )	<u>2,000</u>	X	<u>\$ 105.89</u>	<u>\$ 211,780.00</u>
Un-finished Basement	<u>1,500</u>	X	<u>\$ 15.00</u>	<u>\$ 22,500.00</u>
3-Car Garage (Unheated)	<u>550</u>	X	<u>\$ 25.00</u>	<u>\$ 13,750.00</u>
Covered Patio/Porch Areas	<u>285</u>	X	<u>\$ 10.00</u>	<u>\$ 2,850.00</u>
				<b>Permit Valuation: <u>\$250,880.00</u></b>

#### Permit Fee Calculations

Proposed Total Permit Valuation of \$ 250,880.00

$$\left[ \frac{250,880}{1,000} = 250.88 \times \$6.00 \right] = \$1,505.28 + \$1,550.00 \text{ (Base Amount added)} = \$3,055.28$$

**BUILDING AMOUNT: \$ 3,055.28**

**PAID DEPOSIT AMOUNT: \$ 500.00**  
(Due upon Submittal)

**PERMIT AMOUNT DUE: \$ 2,555.28**  
(Due upon Permit Issuance)

#### SUBMITTAL DEPOSIT

Less than \$10,000.00 = \$0  
\$10,000.00 - \$50,000.00 = \$250.00  
\$50,501.00 and UP = \$500.00

#### BASE AMOUNT (+)

0.00 – \$150,000.00 = + \$0.00  
\$150,001.00 – \$200,000.00 = + \$1,200.00  
\$200,001.00 & Beyond = + \$1,550.00

## EXAMPLE ONLY

## ZONING INFORMATION

### R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT

Use	Minimum Livable Area (SF)	Front Yard (feet)	Rear Yard (feet)	Side Yard (feet)	Max. Height (feet)	Max. Building Coverage (%)	Max. Impervious Coverage (%)
Single family Detached		25	25**	10	35	40	50
Single-family attached/Townhouse (2 units only)		25	25**	10**	35	40	50
Single-family attached/Townhouse		25	25**	10**	35	40	50
Zero-Lot Line Single Family detached		25	25**	***	35	40	50
Other permitted uses		25	25**	10**	35	40	50
Conditional Uses		25	25**	10**	35	40	50
Accessory Buildings		25	10	10	****	-	-

\* See Section 5.08.08 (1) \*\* See Section 4.21 \*\*\* See Section 5.08.08 (2) \*\*\*\* Maximum height shall be 22 feet on lots of one acre or less and 25 feet for lots in excess of one acre

### R-2 URBAN FAMILY RESIDENTIAL DISTRICT

Use	Front Yard (feet)	Rear Yard (feet)	Side Yard (feet)	Max. Height (feet)	Max. Building Coverage (%)	Max. Impervious Coverage (%)
Single family Detached	25	25**	10	35	50	60
Single-family attached/Townhouse (2 units only)	25	25**	10*	35	50	60
Two Family dwelling	25	25**	10*	35	50	60
Condominium (more than 2 units)	25	25**	10*	35	50	60
Zero-Lot Line Single Family detached	25	25**	*****	35	40	50
Townhouse (more than 2 units)	25	25**	10 *	35	50	60
Multi-family dwelling						
1-story	25	25**	10	35	50	60
2-story	25	25**	10	35	50	60
3-story	25	25**	10	45	50	60
Other permitted uses	25	25**	10	35	50	60
Conditional Uses	25	25**	10	35	50	60

\* See Section 5.09.08 (1) \*\* See Section 4.21. \*\*\* The Minimum Lot Area is 2,400 square feet per unit for interior units and the end units shall have a minimum of 4,800 square feet. See Section 5.09.08 for addition requirements. \*\*\*\* The minimum lot width for Townhouses and Condominiums with more than two units shall be 20 feet for interior units and 40 feet for the exterior units. See Section 5.09.08 see addition requirements. \*\*\*\*\* See Section 5.09.08 (2)

### R-3 MULTIPLE-FAMILY RESIDENTIAL DISTRICT

Use	Front Yard (feet)	Rear Yard (feet)	Side Yard (feet)	Max. Height (feet)	Max. Building Coverage (%)	Max. Impervious Coverage (%)
Single family Detached	25	25**	10	70	70	80
Single-family attached/Townhouse (2 units only)	25	25**	10*	70	70	80
Two Family dwelling	25	25**	10*	70	70	80
Condominium (more than 2 units)	25	25**	10*	70	70	80
Zero-Lot Line Single Family detached	25	25**	*****	35	40	50
Townhouse (more than 2 units)	25	25**	10 *	70	70	80
Multi-family dwelling						
1-story	25	25**	10	70	70	80
2-story	25	25**	10	70	70	80
3-story	25	25**	10	70	70	80
Other permitted uses	25	25**	10	70	70	80
Conditional Uses	25	25**	10	70	70	80

\* Common wall shall have a zero-lot line setback and shall be located on the property line separating both dwellings. \*\* See Section 4.21 \*\*\* The Minimum Lot Area is 2,000 square feet per unit for interior units and the end units shall have a minimum of 4,000 square feet. See Section 5.10.08 for addition requirements. \*\*\*\* The minimum lot width for Townhouses and Condominiums with more than two units shall be 20 feet for interior units and 40 feet for the exterior units. See Section 5.09.08 see addition requirements. \*\*\*\*\* See Section 5.10.08 (2)

TA-1 TRANSITIONAL AGRICULTURAL DISTRICT						
Use	Front Yard (feet)*	Rear Yard (feet)	Side Yard (feet)	Max. Height (feet)	Max. Building Coverage (%)	Max. Impervious Coverage (%)
Single-family Dwelling	25****	35	50	35	10	20
Other Permitted Uses	25****	35	50	35	10	20
Permitted Conditional Uses	25****	35	50	35	10	20
Accessory Buildings	25***	5	5	25		

\* Front yard setback shall be 58 feet from the centerline of a County Road, or shall 25 feet when abutting any other platted street, road or highway.  
 \*\* Rear yard setback shall be 68 feet from the centerline of a County Road, or shall be 35 feet abutting any other platted street, road or highway or interior property line. \*\*\* Side yard setback shall be 83 feet from the centerline of a County Road, or shall be 50 feet when abutting any other platted street, road, or highway or interior property line. \*\*\*\* On streets designated as part of the Fort Calhoun's SAFETEAeligible System, front yard setbacks shall be 50 feet from the right-of-way line of a county road or highway; or 100 feet from the right-of-way line of a US or State-designated highway, unless permission for a lesser setback is obtained from the County Surveyor or the Nebraska Department of Roads.

RR – RURAL RESIDENTIAL DISTRICT								
Use	Lot Area (acres)	Lot Width (feet)	A Front Yard (feet)*	B Rear Yard (feet)**	C Side Yard (feet)***	Max. Height (feet)	Max Building Coverage (%)	Max. Impervious Coverage (%)
Single-family dwelling	2*****	150	25****	35	50	35	10	20
Other Permitted Uses	2*****	150	25****	35	50	35	10	20
Permitted Conditional Uses	2*****	150	25****	35	50	35	10	20
Accessory Buildings			25***	5	5	25		

\* Front yard setback shall be 58 feet from the centerline of a County Road, or shall 25 feet when abutting any other platted street, road or highway.  
 \*\* Rear yard setback shall be 68 feet from the centerline of a County Road, or shall be 35 feet abutting any other platted street, road or highway or interior property line. \*\*\* Side yard setback shall be 83 feet from the centerline of a County Road, or shall be 50 feet when abutting any other platted street, road, or highway or interior property line. \*\*\*\* On streets designated as part of the Fort Calhoun's SAFETEA eligible System, front yard setbacks shall be 50 feet from the right-of-way line of a county road or highway; or 100 feet from the right-of-way line of a US or State designated highway, unless permission for a lesser setback is obtained from the County Surveyor or the Nebraska Department of Roads. \*\*\*\*\* Lot Areas of less than 2 acre

RM – MOBILE HOME RESIDENTIAL DISTRICT								
Use	Lot Area (acres)	Lot Width (feet)	A Front Yard (feet)*	B Rear Yard (feet)**	C Side Yard (feet)***	Max. Height (feet)	Max Building Coverage (%)	Max. Impervious Coverage (%)
Single-family dwelling	2*****	150	25	35	50	35	10	20
Other Permitted Uses	2*****	150		35			10	20
Permitted Conditional Uses	2*****	150		35			10	20
Accessory Use			25	25	5	10	10	20

\* Front yard setback shall be 58 feet from the centerline of a County Road, or shall 25 feet when abutting any other platted street, road or highway.  
 \*\* Rear yard setback shall be 68 feet from the centerline of a County Road, or shall be 35 feet abutting any other platted street, road or highway or interior property line. \*\*\* Side yard setback shall be 83 feet from the centerline of a County Road, or shall be 50 feet when abutting any other platted street, road, or highway or interior property line. \*\*\*\*\* Lot Areas of less than 2 acres, but greater than 0.75 acres are permissible when served by both municipal water and sanitary sewer utilities.

# PLAN SUBMITTAL REQUIREMENTS FOR SINGLE FAMILY & TWO-FAMILY DWELLINGS

## GENERAL INFORMATION FOR SUBMITTAL

- Submit two (02) complete sets of plans in blueprint or photocopy form, with a plan check deposit.
  - Provide two (02) additional plot (site) plans if parcel is on septic along with a completed septic permit application
  - Pencil drawings or original drawings are not acceptable.
- If plans are prepared by an Nebraska Registered Professional, ALL plans must be wet stamped, signed and dated.
- If plans are NOT prepared by a Licensed Nebraska Design Registered Professional, then either A or B option shall be used on the plans.
  - a. Nebraska Licensed Contractor must place their business name and license number on all sheets prepared by them along with the required signature and date.
  - b. Owner/Builder must place their name on all sheets and note on the cover sheets, denoting their responsibility for the design and preparations of the plans.
- Provide Title Block on each sheet of plans with the following information;
  - Address, Assessor's Parcel Number of proposed construction site
  - Name and Address of design professional, contractor or owner/builder
- The cover sheet for the plans must indicate the square footage break-down, providing areas separately for the living (first & second floors) area, basement (unfinished) area, garage/storage area and all covered exterior patio, porches and deck areas.
- Plans must be drawn to an approved scale and fully dimensioned: Plot (site) plan approved scales; 1"=10, 1"=20' & 1"=30'/Construction plans (other than details) approved scales; 1/4"=1'-0" & 1/8"=1'-0" can be used if pre-approved by Department Staff.
- Minimum paper size for all plan sets; 11"X 17" paper.
- Revisions to plans must be made on the original drawings and new blueprints or photocopies submitted. No pencil drawing or marks will be accepted on plans at submittal.

*Plans and specifications must be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of the technical codes and all relevant laws, ordinances, rules and regulations. The following information must be incorporated on the plans as outlined below:*

## PLOT PLAN OR SITE PLAN

1. Provide North Arrow and required dimension scale.
2. Provide APN and address of proposed project.
3. Show the entire complete parcel including all property lines dimensional, all easements and all existing structures.
4. Provide structures (complete) footprint along with all setbacks (distances between proposed structure and the property lines) and distances between other structures on the parcel (existing and proposed).
5. Show required and approved drainage around structure; provide single contour lines showing direction (slope) of flow, finished floor elevation and existing pad elevation grade.
6. If available provide or note location of all utility laterals to the structure (water, sewer, septic, replacement field, well power, gas (propane), phone & TV (cable).
7. Provide locations and call out street(s) name(s) and new (if required) or show existing curb, gutter, sidewalk, driveway(s) (proposed cut for new driveway) or County approved residential driveway approach(s)
8. If proposed project is in a flood zone, provide flood zone boundary lines and, if applicable, provide locations of designated multiple flood zone areas.

## FOUNDATION PLAN & FOOTING PLAN

1. Provide structure foundation footprint, location and size of all piers and column footings, show all step footings and stem-walls-dimension all construction points-provide details for all footings and piers.
2. Show all locations, size, type, and spacing of floor joists, girders and beams-show locations of all double joists for bearing walls.
3. Call out size and type of floor sheathing.
4. Provide location of required under-floor access opening and size (min 22"x30").
5. Provide under-floor ventilation calculations along with all the locations & sizes of foundation vents (If required).

## **FLOOR PLAN**

1. Provide floor layout for each level or story and dimension all walls, openings and construction points.
2. Indicate and label the use of each room within the dwelling or structure.
3. Provide all window locations, sizes and type (fixed, slider, casement, etc.) and meet natural light and ventilation requirements for habitable rooms.
4. Note all required fire-wall(s), materials and locations.
5. Provide all door locations, sizes, types and direction of swing.
6. Provide section detail for all stairway, handrails and guardrails.
7. Show location and size of attic access (min. 22x30).
8. Call out all room ceiling style types and heights.
9. Provide locations of all plumbing fixtures (bathtubs/showers/sinks), water heater(s), hose bibs, any other plumbing equipment and required vacuum breaker if lawn sprinkler system is included.
10. Provide location of all built-in kitchen and bathroom cabinets, and fixed applications (both interior and exterior).
11. Provide location of each type of heating, cooling and ventilation unit equipment.
12. Provide all locations(s) of fireplace(s) along with the required ICC/UL listing number, for all types' fireplaces, provide required details and installation from manufacturer.

## **BUILDING SECTIONS**

1. Show as many building sections as necessary to clearly show all framing details. Include garage section and all open covered porch and patio areas.
2. Provide complete construction details including bearing walls, spans of rafters, ceiling joists or trusses spacing and sizes.
3. Call out roof sheathing type and size.
4. Call out roof slope and type of roof covering.
5. Provide details or note all required connections of columns, posts and beams.
6. Provide and show insulation of R-value in ceiling, walls, under-floor or stem-walls.
7. Provide dimensions for all points of construction
8. For habitable rooms or areas with various ceiling heights (sloped), provide a room cross-section that has floor and ceiling dimensions at the lowest and highest areas.

## **ROOF FRAMING PLAN**

1. Provide required attic ventilation calculations. (1/150 of the area of the space ventilated).
2. Provide locations, types and size of attic roof vents.
3. Show location and size of attic access (min. 22"x30").
4. Provide and call out all beam and header locations, type and size.
5. Provide any special framing detail or special connections.
6. Call out all locations and types of mechanical hardware to be used.
7. Show any and all roof features (sky-lights) with required details.

**Pre-Manufactured Trusses** - each truss will be designed by a Registered Nebraska Engineer. Two (2) truss packages should be submitted with plans and shall bear the wet stamp, signature and date from the engineer.

- Provide location and spacing for trusses layout per truss drawings
- Provide locations of all girder trusses as per truss drawings.

**Conventional Roof Framing** - design as per IRC Chapter 8

Provide location, size and spacing for all roof joists, rafters and ridge beams.

## **EXTERIOR ELEVATIONS**

1. Provide all exterior views (4-sides typical) of structure.
2. Show all exterior windows and door locations.
3. Provide location of any fireplace chimneys with height dimensioned from adjacent roof.
4. Call out all exterior finishes (siding/stucco/brick) and any special features.
5. Provide vertical height dimensioning from finish grade to finish floor(s), wall heights and roof peaks on each elevation side along with roof pitch slopes and overhang lengths.

## **ELECTRICAL PLAN**

1. Provide complete floor(s) plan, identifying room areas, doors and windows.
2. Provide all electrical receptacles (outlets) and identify all required GFCI and AFCI type receptacles (outlets/lights/switches) with single line designation, any sub-panels and identify any 240-volt receptacles.
3. Show location of main meter/service panel and provide panel size (amperes) along with description or required grounding.
4. Provide locations of all required smoke detectors throughout structure.
5. Provide exhaust fan (s) with switch, in bathrooms and water closet compartments, which do not have an exterior operable window
6. Provide location of all built-in kitchen and bathroom cabinets and fixed appliances (both interior and exterior) with all electrical serving these counter areas.
7. Provide location of all electrical disconnects in relationship to fixed equipment.
8. Electrical calculation may be required for a particular size of project (check with the plan review staff).