



COMMERICAL 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
JOB SITE ADDRESS:		PARCEL NUMBER:	
LEGAL DESCRIPTION: <input type="checkbox"/> Attachment			PROPERTY SIZE:
ZONING DISTRICT: <input type="checkbox"/> C-1 Town Center District <input type="checkbox"/> C-2 General Commercial District <input type="checkbox"/> C-3 Urban Corridor District <input type="checkbox"/> I-1 General Industrial District <input type="checkbox"/> I-2 Industrial District <input type="checkbox"/> Other: _____			
PROPERTY OWNER:		PHONE NUMBER:	
PROPERTY OWNERS ADDRESS:		STATE:	ZIP CODE:
GENERAL CONTRACTOR NAME:		STATE LICENSE #:	PHONE NUMBER:
CONTRACTOR MAILING ADDRESS:		STATE:	ZIP CODE:
SUB-CONTACTORS NAME & STATE LICENSE #'s:			
Electrical: _____ Plumbing: _____ Mechanical: _____			
State License #: _____ State License #: _____ State License #: _____			

Building Type/Use: General Commercial Industrial Multi-Family Other _____

Class of Work: New Structure Addition Tenant Improvement Remodel Other _____

CONSTRUCTION INFORMATION

PROPOSED CONSTRUCTION DESCRIPTION:

ESTIMATED CONSTRUCTION COST: \$	PROPOSED BUILDING AREA (square footage):	TYPE OF CONSTRUCTION:
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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. (see next page to figure cost)	Building Permit Fee \$
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	Deposit Fee (submittal deposit) \$
	TOTAL AMOUNT \$

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 _____

Issued By:	Date:
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BUILDING FEE SCHEDULE

INDUSTRIAL VALUE REFUNDABLE 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 & Up + \$1,550.00

New Commercial Building

Value Amount (\$) at Least (but not more than)	Per Valuation (Divide by)	Permit Factor (Multiply by)	Base Amount (+)
0 – \$150,000	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 and Up	1,000	\$6.00 per thousand Industry Valuation	\$1,550.00

Finished Area, includes 2nd stories, additions, full or partial finished basements = Total sq. ft. X \$105.89 = Valuation Amount

Unfinished Areas, includes basements = Total sq. ft. X \$15.00 = Valuation Amount

Accessory Buildings/Garages Heated = Total sq. ft. X \$28.19 = Valuation Amount

Accessory Buildings/ Garages Unheated = Total sq. ft. X \$25.00 = Valuation Amount

[Note: Valuation Amount Total includes finished + unfinished areas = New Buildings]

How to Calculate Approximate permit Costs for New/Commercial Buildings

Valuation Amount [divided by (1,000)] Value At Least/Per \$ = Result

Result X Permit Factor + Base Amount = Approximate cost of Permit only
Deposit based on Valuation Amount

EXAMPLE ONLY

Example of a Commercial Building Permit and Deposit Fee Computation

Project: New Commercial Building

Use: Business (general offices)

Occupancy Group: B

Type of Construction: VA (wood frame/combustible construction w / 1-hour protected exterior walls)

Square Footage: 2,500

- Using the Building Valuation Data table; find the occupancy Group (B) and the Type of Construction (VA). Follow down and across to find the Square Foot Construction Cost (SFCC) at \$105.89/square foot.
- Multiply the total square footage of the proposed building (2,500) number by the SFCC (\$105.89) to determine the Estimated Permit Valuation.
$$[2,500 \times \$105.89] = \$264,725.00$$
- A deposit is required at the time of your application submittal. The remaining permit fees will be verified during plan review and collected at the time of permit issuance. *See above for amount of deposit, based on Valuation*

Estimated Permit Valuation \$264,725.00

$$\frac{\$264,725}{1,000} = 264.73 \times \$6.00 = \$1,588.38 + \$1,550.00 = \$3,138.38 \text{ [Deposit fee } \$500.00]$$

BUILDING AMOUNT: \$ 3,138.38

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

PERMIT AMOUNT DUE: \$ 2,638.38
(Due upon Permit Issuance)

EXAMPLE ONLY

C-1 TOWN CENTER DISTRICT								
Use	Lot Area (SF)	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 detached	7,000			**	*		100	100
Two family dwelling	3,850			**	*		100	100
Other Permitted Uses				**	*		100	100
Other Conditional Uses				**	*		100	100
Accessory Buildings				**	*			

ZONING INFORMATION

* None, except that when adjacent to any residential district, the Side Yard setback shall be 10 feet, except when separated by an alley. ** None, except that when adjacent to any residential district, the Rear Yard setback shall be 25 feet, except when separated by an alley.

C-2 GENERAL COMMERCIAL DISTRICT								
Use	Lot Area (SF)	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 detached	7,000	50	10	10*	10**	60***	70	90
Two family dwelling	3,850	50	10	10*	10**	60***	70	90
Other Permitted Uses	5,000	50	10	10*	10**	60***	70	90
Other Conditional Uses	5,000	50	10	10*	10**	60***	70	90
Accessory Buildings			10	10*	10**	20		

* See Section ***

** The side yard setback may be decreased to zero for interior yards if two separate buildings are connected to one another, however, the outer facades of the structures shall maintain the minimum side yard setback list in the table.

*** The maximum height of any use shall be decreased to 35 feet when located within 100 feet of any residential district.

C-3 URBAN CORRIDOR DISTRICT								
Use	Lot Area (SF)	Lot Width (feet)	A Front Yard (Feet)	B Rear Yard (feet)	C Side Yard (feet)	Max Height (feet)	Max. Building Coverage (%)	Max. Impervious Coverage (%)
Permitted Uses	5,000	40	10	10*	10	60**	70	90
Other Conditional Uses	5,000	40	10	10*	10	60**	70	90
Accessory Buildings			10	10*	10	***		

* See Section 4.21. ** The maximum height of any use shall be decreased to 35 feet when located within 100 feet of any residential district. *** Maximum height shall be 22 feet on lots of one acre or less and 25 feet for lots in excess of one acre.

I-1 GENERAL INDUSTRIAL DISTRICT								
Use	Lot Area (SF)	Lot Width (feet)	A Front Yard (Feet)	B Rear Yard (feet)	C Side Yard (feet)	Max Height (feet)	Max. Building Coverage (%)	Max. Impervious Coverage (%)
Permitted Uses	5,000	50	10	10*	10	70**	70	90
Other Conditional Uses	5,000	50	10	10*	10	70**	70	90
Accessory Buildings			10	10*	10	***		

* See Section 4.21 ** The maximum height of any use shall be decreased to 35 feet when located within 100 feet of any residential district. *** Maximum height shall be 22 feet on lots of one acre or less and 25 feet for lots in excess of one acre.

I-2 INDUSTRIAL DISTRICT								
Use	Lot Area (SF)	Lot Width (feet)	A Front Yard (Feet)	B Rear Yard (feet)	C Side Yard (feet)	Max Height (feet)	Max. Building Coverage (%)	Max. Impervious Coverage (%)
Permitted Uses	5,000	50	10	10*	10	70**	85	100

Other Conditional Uses	5,000	50	10	10*	10	70**	85	100
Accessory Buildings			10	10*	10	25		

* See Section ***

** The maximum height of any use shall be decreased to 35 feet when located within 100 feet of any residential district.

PLAN SUBMITTAL REQUIREMENT FOR COMMERCIAL & INDUSTRIAL BUILDINGS

This Includes Tenant Improvements, Additions, Remodels and Accessory Structures

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 on original drawings are not acceptable.
- Plans prepared by a Nebraska Registered Professional must be wet stamped, signed and dated on all sheets.
- If plans are NOT prepared by a Licensed Nebraska Design Registered Professional, then the following information must be on the plans.
 - Nebraska Licensed Contractor must place their business name and license number on all sheets prepared by them along with the required signature and date.
- 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 all areas separately.
- 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 City 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.
- Additions, Remodels, and Tenant Improvements, plans must have complete existing layout (floor) plan, showing what was/is existing prior to remodel or addition. Indicate and label the use of each existing room within the structure along with the door and window locations and sizes.

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 is standard requirement for construction documents:

BUILDING PLAN REVIEW REQUIREMENTS

1. Complete Architectural plans, structural plans and material specifications of all work.
2. A Site Plan including the following information:
 - a. Size and location of all new construction and all existing structures on the site.
 - b. Distances from lot lines.
 - c. Established street grades and proposed finish grades.
3. Architectural plans and specifications to include:
 - a. Description of uses and the proposed use group(s) for all portions of the building. The design approach for mixed-uses (as applicable).
 - b. Proposed type of construction of the building.
 - c. Full dimensioned drawings to determine areas and building height.
 - d. Adequate details and dimensions to evaluate means of egress, including occupant loads for each floor, exit arrangement and sizes, corridors, doors, stairs, etc.
 - e. Exit signs/means of egress lighting, including power supply.
 - f. Accessibility scoping provisions.
 - g. Description and details of proposed special occupancies such as a covered mall, high-rise, mezzanine, atrium, public garage, etc.
 - h. Adequate details to evaluate fire resistive construction requirements, including data substantiating required ratings.
 - i. Details of plastic, insulation, and safety glazing installation.
 - j. Details of required fire protection systems.
4. Structural plans, specifications, and engineering details to include:
 - a. Soils report indicating the soil type and recommended allowable bearing pressure and foundation type.
 - b. Signed and sealed structural design calculations which support the member sizes on the drawings.
 - c. Details of foundations and superstructure.
 - d. Provisions for required special inspections.
 - e. Applicable construction standards and material specifications (i.e., masonry, concrete, wood, steel, etc.).
 - f. Design Criteria:

Ground Snow Load: 30 pounds per square foot

Wind Speed: 90 mph for a 3 second gust /Exposure C

Seismic Design Category: B

Weathering Probability for Concrete: Severe
Frost Line Depth: 42-inches below finish grade
Termite: Moderate to Heavy
Decay: Slight to Moderate
Winter Design Temperature: -5 degrees

MECHANICAL PLAN REVIEW REQUIREMENTS

1. Complete plans and specifications of all heating, ventilating and air-conditioning work.
2. Complete information on all the mechanical equipment and materials including listing, labeling, installation and compliance with specified quality control standards
3. Details on the HVAC equipment including the equipment capacity (Btu/h input), controls, equipment location, access and clearances.
4. A ventilation schedule indicating the outdoor air rates, the estimated occupant load/1,000 ft², the floor area of the space and the amount of outdoor air supplied to each space.
5. The location of all outdoor air intakes with respect to sources of combustibles.
6. Duct construction and installation methods, flame spread/smoke development ratings of materials, flexible air duct and connector listing and duct support spacing.
7. Condensate disposal, routing of piping and auxiliary and secondary drain systems.
8. Required exhaust systems, routing of piping and auxiliary and secondary drain systems.
9. Complete details of all Type I and II kitchen hoods, grease duct construction and velocity, clearance to combustibles and fire suppression system. (If applicable).
10. Details of all duct penetrations through fire resistance rated assemblies including shaft, fire dampers and smoke damper locations.
11. Method of supplying combustion air to all fuel fired appliances, the location and size of openings and criteria used to size the openings.
12. Details on the vents used to vent the products of combustion from all fuel burning appliances including the type of venting system, the sizing criteria required for the type of vent and routing of the vent.
13. Boiler and water heater equipment and piping details including safety controls and distribution piping layout.
14. Details on the type of refrigerant, calculations indicating the quantity of refrigerant and refrigerant piping material and the type of connections.
15. Complete details on the gas piping system including materials, installation, valve locations, sizing criteria and calculations (i.e., the longest run of piping, the pressure and pressure drop).

PLUMBING PLAN REVIEW REQUIREMENTS

1. Complete plans and specifications of all plumbing work.
2. Plumbing fixture specifications including identification of the applicable referenced quality control standards and the maximum flow rates for the plumbing fixtures.
3. The basis for the number of plumbing fixtures provided including the occupant load use, the use group and fixtures rate from the plumbing code.
4. Complete dimensions for bathrooms, the location of plumbing fixtures and the wall and floor surface materials.
5. Site plan which indicates the routing of the sanitary, storm and water service with the burial depths for all sewers and water service.
6. Water distribution system sizing criteria and calculations.
7. Water supply and distribution piping plan showing the incoming water supply, distribution piping, and pipe size, the location of the water hammer arrestors and the location of the valves.
8. The location of all backflow preventers, the type of backflow preventers provided for each piece of equipment or outlet and the specified quality control standards referenced in the code.
9. Drainage system piping plan showing the layout of all piping, of plumbing fixtures and the location of cleanouts.
10. Riser diagram(s) of the drain waste and vent piping including the building drain, all horizontal branches and the connections and layout of all fixtures. Pipe sizes, directions of flow, grade of horizontal piping, drainage fixture loads and the method of venting all plumbing fixtures.
11. The location of all indirect waste connections, standpipes, grease traps and separators. (and sizing if applicable).
12. Complete details of the water heater, the method of supplying tempered water to accessible fixtures and the temperature and pressure relief valve discharge.
13. Complete details of the method of draining storm water from the roof including calculations to verify pipe and/or gutter size, the location of all roof drains and the roof area that each group of roof drains is intended to serve and an independent secondary roof drainage system.
14. Piping material specifications to verify compliance with the specified quality control standards for all sanitary, storm and potable water piping (e.g., ASTM B88 for copper pipe), the type of joints and connections for all piping, the pipe hanger support spacing and details of anchorage and bracing.

ELECTRICAL PLAN REVIEW REQUIREMENTS

1. Complete plans and specifications of all electrical work.
2. Labeling criteria of all electrical equipment.
3. Lighting floor plan including electrical circuits indicating conduit and wiring sizes.
4. Power floor plans including electrical circuits indicating conduit and wiring sizes, equipment and disconnect switches.
5. Exit sign/means of egress lighting location and power supply.
6. Single line diagram including the available fault current and bus bracing.
7. Panel board schedule.
8. Lighting fixtures schedule.
9. Symbol schedule and diagrams.
10. Provide all service and loads calculations.
11. Specifications to include requirements for:
 - a. Raceway and conduit with fittings.
 - b. Wire and cable.
 - c. Electrical boxes, fittings and installation.
 - d. Electrical connections.

- e. Electrical wiring devices.
- f. Circuit and motor disconnect
- g. Hangers and supporting devices.
- h. Electrical identification.
- i. Service entrance and details.
- j. Over-current protection.
- k. Switchboards.
- l. Grounding.
- m. Transformers.
- n. Panel-boards.
- o. Motor control centers
- p. Lighting fixtures.

ENERGY PLAN REVIEW REQUIREMENTS

Commercial Energy Plan Reviews are based on Chapter 7 of the IECC or the referenced edition of *ASHRAE/IES 90.1-1989*, Energy Code for Commercial and High-Rise Residential Buildings as applicable. In order to perform a thorough Energy Plan Review, the following specifications, drawings and details should be submitted:

Envelope

1. Architectural plans and specifications to include:
 - a. Description of uses and the proposed use group(s) for all portions of the building.
 - b. Thermal performance of envelope components
 - c. Fenestration performance details (U-factor, SC, SHGC, VLT, air leakage rates, etc.).
 - d. Fully dimensioned drawings to determine gross and net areas of all envelope components.
 - e. Details of vapor barrier and insulation installation, caulking, gasketing, weather-stripping and other means of sealing joints, cracks, holes and penetrations in the building envelope.
 - f. ENVSTD output (where applicable) ^a
2. Design conditions (interior and exterior) consistent with local climate.

Electrical Power & Lighting ^b

1. Complete plans and specifications of all electrical work.
2. Riser diagrams(s) of the distribution system indicating:
 - a. Check metering provisions for individual dwelling units.
 - b. Subdivision of feeders by end use: 1) Lighting, 2) HVAC, 3) SWH and systems over 20 kW. ^a
3. Lighting fixture schedule(s) depicting location, fixture lamps, ballasts, ballast specifications, fixture input watts, fixture wiring methods power factor, etc.
4. Lighting plans(s) for building exterior including total exterior Connected Lighting Power (CLP).
5. Lighting and power floor plans for building interiors including total interior CLP.
6. LTGSTD output (where applicable).
7. Interior and exterior means of lighting control.
8. Electric motor schedule including type, HP and efficiencies. ^a

Mechanical System & Equipment

1. Mechanical equipment data, plans and specifications of all mechanical work including:
 - a. Equipment type, capacity (Btuh) and efficiency (peak and part-load).
 - b. System design air flow rates (cfm).
 - c. Details of equipment/system sizing.
 - d. System and / or zone control capabilities including terminal device schedule, provisions for humidity control (where applicable) and the corresponding testing of system controls. ^a
 - e. Provisions for automatic setback/shutdown.
 - f. Indicate supply and exhaust systems to have automatic shut-off or volume reduction dampers.
 - g. Energy consumed by fans in the form of an Air Transport Factor (ATF) and pumps. ^a
2. Economizers (air or water) including provisions for integrated control. ^a
3. Duct construction and system static pressure(s), including provisions for sealing.
4. Duct and/or hydronic-piping lining and insulation materials.
5. Provisions for air and/or hydronic system balancing.
6. Boiler and water heater equipment and piping details including safety controls and distribution piping layout.

Service Water Heating (SWH)

1. SWH equipment data including type, capacity and efficiency.
2. SWH pipe insulation, thickness, conductivity and vapor retarder (where appropriate).
3. Water conservation requirements.
4. Energy conservation measures for swimming pools (where applicable).

Accessibility Plan Review Requirements

Accessibility Plan Reviews are based on the specified edition of the ICC/ANSI A117.1 standard as referenced by the building code. In order to perform a thorough Accessibility Plan Review, the following specifications, drawings and details should be submitted.

1. Complete architectural plans and material specifications of all work. Details and plans drawn to scale with sufficient clarity, details and dimensions to show the nature and extent of the work proposed.
2. A site plan including the following information:
 - a. Size and location of all new construction and all existing structures on the site.
 - b. Location of any recreational facilities (i.e., pool, tennis courts, etc.)
 - c. Established street grades and proposed finished grade.
 - d. Accessible parking, other locations of public access to the facility, accessible exterior routes and locations of accessible entrances.
3. Architectural plans and specifications to include:
 - a. Description of uses and the proposed use group(s) for all portions of the building. The design approach for mixed-uses (as applicable).
 - b. Fully dimensioned drawings to determine areas and building height.
 - c. Adequate details and dimensions to evaluate accessible means of egress, including occupant loads for each floor, exit arrangement and sizes, corridors, doors, stairs, areas of refuge, etc.
 - d. Adequate details and dimensions to evaluate the accessible route to areas required to be accessible, including corridors, doors, protruding objects, maneuvering clearances, clear floor space at fixtures and controls, etc.
 - e. Accessibility provisions including but not limited to access to services, seating, listening systems, accessible fixtures, elevators, work surfaces, etc.
 - f. Accessible plumbing facilities and details.
 - g. Tactile signage provided.
 - h. Details of required fire protection systems.

Note: The Accessibility Review will cover the scoping requirements in Chapter 11 of the IBC and other accessibility related requirements mainstreamed throughout the applicable building code. Technical requirements covered will be based on the applicable edition of ICC/ANSI A117.1.

Fire Sprinkler Plan Review Requirements

Sprinkler Plan Reviews are based on the specified edition of the applicable NFPA 13 standard as referenced by the building code. In order to perform a thorough Sprinkler Plan Review, the following items should be submitted:

1. Complete plans and specifications for the sprinkler system and related equipment.
2. Description and locations of uses within the building.
3. Design details in accordance with the appropriate reference standard (i.e. NFPA 13, 13D, 13R) as referenced by the building code.
4. Design calculations indicating the discharge requirements of the system with evaluation of the arrangement and source of the water supply.
5. Results of a current flow test indicating the location and date of the test.
6. Working drawings indicating all pipe sizes and the spacing between branch lines and sprinklers on the branch line.
7. Material specifications and equipment specifications. All material used should be verified that they are installed in accordance with their listing.

INCOMPLETE PLANS WILL NOT BE ACCEPTED