



**FORT CALHOUN, NE**

# RESIDENTIAL ACCESSORY BUILDING 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			LOT SIZE:	
ZONING DISTRICT: <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 <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 #:				
Electrical: _____ Plumbing: _____ Mechanical: _____ State License #: _____ State License #: _____ State License #: _____				

**Building Type/Use:** ☐ Garage ☐ Storage ☐ Shop ☐ Carport/Patio ☐ Deck ☐ Other \_\_\_\_\_  
**Class of Work:** ☐ New Structure ☐ Addition ☐ Other \_\_\_\_\_  
**Electrical:** ☐ Yes ☐ No

CONSTRUCTION INFORMATION		
PROPOSED CONSTRUCTION DESCRIPTION:		
ESTIMATED CONSTRUCTION COST: \$	PROPOSED BUILDING AREA (square footage):	TYPE OF CONSTRUCTION:
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
Base Amount is due at time of submittal from estimated construction cost: \$1 to \$500.00 = \$20.00      \$2,501.00 to \$5,000.00 = \$50.00 \$501.00 to \$1,000.00 = \$30.00      \$5,001.00 and UP = \$70.00 \$1001.00 to \$2,500.00 = \$40.00		Base Amount Fee
		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.

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

Issued By:

Date:

# ACCESSORY STRUCTURES PERMIT VALUATION WORKSHEET

## Building Valuation Schedule

*(Construction Valuation Multipliers to determine Permit Valuation)*

BUILDING VALUATION OF:	PER SQUARE FEET
HEATED Garage\Storage\Shop – Attached or Detached <i>(conventional construction)</i>	\$ 28.19 per Sq. Ft.
UNHEATED Garage\Storage\Shop – Attached or Detached <i>(conventional construction)</i>	\$ 25.00 per Sq. Ft.
Basement – Unfinished Storage Area	\$ 15.00 per Sq. Ft.
Pole Barn\ Storage Shed <i>(post &amp; truss design)</i>	\$ 15.00 per Sq. Ft.
Open Covered Storage\Carport\Awning - Attached or Detached	\$ 15.00 per Sq. Ft.
Deck\Patio\Gazebo\Pergola - Attached or Detached	\$ 10.00 per Sq. Ft.
Sunroom or Four Seasons Room	\$ 47.95 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 _____	_____	\$ _____

ESTIMATED VALUATION: \$ \_\_\_\_\_

*(Please see next page for Example)*

## BUILDING FEE SCHEDULE

### BASE AMOUNT DEPOSIT

\$1 to \$500.00 = \$20.00  
 \$501.00 to \$1,000.00 = \$30.00  
 \$1001.00 to \$2,500.00 = \$40.00  
 \$2,501.00 to \$5,000.00 = \$50.00  
 \$5,001.00 and UP = \$70.00

### New Accessory Building\Storage\Garages\Sunroom Etc.

Value (\$) at Least (but not more than)	Per Valuation (divide by)	Permit Factor (Multiply by)
0 – \$150,000	1,000	\$8.00 per thousand Industry Valuation
\$150,001 – \$200,000	1,000	\$7.00 per thousand Industry Valuation
\$200,001 and Up	1,000	\$6.00 per thousand Industry Valuation

### How to Calculate Approximate Permit Costs

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

Result X Permit Factor + Base Amount = Cost of Permit  
 Deposit based on Valuation Amount

## EXAMPLE ONLY

### EXAMPLE OF PERMIT FEE FOR ACCESSORY/GARAGE STRUCTURE

<u>Type of Building Area</u>	<u>Square Footage</u>		<u>Multiplier</u>	<u>Valuation</u>
<u>3-Car Garage - heated</u>	<u>600</u>	<u>X</u>	<u>\$ 28.19</u>	<u>\$ 16,914.00</u>
<u>Cover Storage (attached)</u>	<u>150</u>	<u>X</u>	<u>\$ 15.00</u>	<u>\$ 2,250.00</u>

Permit Valuation: \$ 19,164.00

*Proposed Total Permit Valuation of \$19,164.00*

$[(\frac{19,164}{1,000} = 19.164 \times 8.00) = \$153.31 + \$70.00 = \$ 223.31]$

**BUILDING AMOUNT**      \$ 153.31

**BASE AMOUNT**      \$ 70.00  
*(Due upon submittal)*

**TOTAL PERMIT FEE**      \$ 223.31

## EXAMPLE ONLY

## ZONING INFORMATION

CRITERIA	TA-1	RR	R-1	R-2	R-3	RM	C-1	C-2	C-3	I-1	I-2
<b>Front yard</b>											
Primary Use	25 ****	25	25	25	25		10	10	10	10	10
Accessory Use	25 ***	25	25		25		10	10	10	10	10
<b>Rear Yard</b>											
Primary Use	35	25	25 **	25	25		10	10	10	10	10
Accessory Use	5	25	10		25		10	10	10	10	10
<b>Side Yard</b>											
Primary Use	50	50	10	10	10		10	10	10	10	10
Accessory Use	5	5	10		10		10	10	10	10	10
<b>Maximum Height</b>											
Primary Use	35	35	35	35	70		60	60	60	60	70(1)
Accessory Use	25	25			70		20				25
<b>Maximum Building Coverage</b>											
All structures (% of lot)	10	10	40	50	70	100	70	70	70	70	85
<b>Maximum Impervious Coverage</b>											
All Impervious surfaces (% of lot)	20	20	50	60	80	100	90	90	90	90	100

\*\* See Section 4.21

\*\*\* 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.

## **PLAN SUBMITTAL REQUIREMENTS**

### **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 a 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 City 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.

### **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 structure.
3. Provide all window locations, sizes and type (fixed, slider, casement, etc.).
4. Note all required fire-wall(s), materials and locations.
5. Provide all door locations, sizes, types and direction of swing.
6. If applicable, show location and size of attic access (min. 22x30).
7. If applicable, provide locations of all plumbing fixtures (toilets, sinks, hose bibs, any other plumbing equipment).
8. Provide location of all built-in cabinets, shelves and fixed any applications.

## **BUILDING SECTIONS**

1. Show a typical building cross section to clearly show framing details.
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. If applicable, provide and show insulation of R-value in ceiling and walls.
7. Provide dimensions for all points of construction.

## **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. If applicable, show location and size of attic access (min. 22"x30").
4. Provide and call out all beam and header locations, type and sizes.
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 manufacturer specifications.

**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 typical exterior elevation views (4-sides typical) of structure.
2. Show all exterior windows and door locations.
3. Call out all exterior finishes (siding/stucco/brick) and any special features.
4. 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 (if applicable)**

1. Provide complete floor(s) plan, identifying room areas, doors and windows.
2. Provide all electrical receptacles (outlets) and identify all required GFCI receptacles and dedicated 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 location of all built-in cabinets, shelves and fixed appliances with all electrical serving the counter areas.
5. Provide location of all electrical disconnects in relationship to fixed equipment.
6. Electrical calculation may be required for a particular size of project (check with the plan review staff).