

Building Code

City of Gothenburg - Ordinance # 251

Chapter - 1

Building Permits & Inspections

Section - 101

APPLICATION FOR PERMITS

(A) Permits Required; To Whom Issued

No person, firm, or corporation nor the State, County or municipal government or any agency, subdivision or department thereof shall erect, construct, enlarge, remodel, alter, repair, move, improve, re-move, convert, demolish, occupy or change occupancy of any building or structure in the City, or do any other work or cause the same to be done, without first having obtained a separate permit for the specific work to be done for each such operation or a certificate of occupancy from the Chief Building Inspector.

(B) Application

To obtain a permit the applicant shall first file an application therefor in writing on a form furnished for that purpose. Every such application shall:

1. identify and describe the work to be covered by the permit for which application is made;
2. Describe the land on which the proposed work is to be done, by lot, block, tract, and house and street address, or similar description that will readily identify and definitely locate the proposed building or work;
3. Show the use or occupancy of all parts of the building;
4. Be accompanied by plans and specifications as required by Subsection (C) of this section;
5. State the valuation of the proposed work;
6. Be signed by the permittee, or his authorized agent, who may be required to submit evidence to indicate such authority;

7. Give such other information as reasonably may be required by the Chief Building Inspector including a plot plan showing property lines located with reference to some fixed point or bench mark which may be readily inspected at the site.

(C) Plans and Specifications

Each applicant for a permit shall be accompanied by two sets of plans and specifications:

1. Disapproval of Plans and Specifications: A rechecking fee of \$5.00 may be required on all plans submitted for review that have been submitted to and disapproved by the Chief Building Inspector. This fee must be paid at the time the plans are submitted for review.
2. Exceptions: At the discretion of the Chief Building Inspector, plans and specifications need not be submitted for alterations and repairs not affecting the structure of the building or the safety of the occupants.

(D) Information on Plans:

Plans and details shall be drawn to scale upon substantial paper or cloth and shall be of sufficient clarity to indicate the nature and extent of the work proposed, the size and shape of the rooms, the materials used, and show in detail that it will conform to the provisions of this code and all relevant laws, rules, and regulations. The first sheet of each set of plans shall give the exact location of the work to be done and the name and address of the owner and the name and address and seal or stamp, if any, of the person who prepared such plans and specifications. Plans shall include a plot plan showing the location of the proposed building and of every existing building on the property.

(E) Responsibility for Preparation of Plans & Specifications:

All plans and specifications submitted in connection with the application for a permit shall be prepared and stamped by architects licensed by the State of Nebraska. Any plans and specifications prepared by a professional engineer registered in the State of Nebraska and submitted in conjunction with the architect's drawings, or in accordance with Section E-7 shall be sealed with that engineer's seal. Periodic observation of construction of the buildings or structures to which such plans and specifications pertain shall be performed by the licensed architects and registered professional engineers.

Plans need not be signed and sealed by an architect or engineer for the following:

1. Dwellings intended solely for private occupancy, or resale, including accessory building commonly associated with the same, when there are no unusual structural or other requirements.
2. Apartment houses, lodging houses, hotels, motels, stores, and mercantile buildings when not more than five thousand (5000) square feet in area, and not more than two stories high, exclusive of one-store basement; provided, however, no clear structural span between bearings therein shall be greater than twenty-four (24) feet.
3. Public or private garages, industrial buildings, and warehouses for the manufacture, processing, and storage of products, and office and other buildings accessory to the operation of an industrial plant located on or adjoining the plant site; provided, however, the buildings enumerated herein shall not exceed one story in height, exclusive of one-story basement and exceed five thousand (5000) square feet in area.
4. Farm buildings and buildings for the marketing, storage, or processing of farm products when less than five thousand (5000) square feet.
5. Additions, alterations, or repairs to the foregoing buildings which do not cause the completed buildings to exceed applicable limitations herein set forth.
6. Nonstructural alterations of any nature to any building, providing that such alterations do not affect the safety of the building.
7. If the drawings and specifications for buildings specified in 2,3, and 4 above shall bear the seal of a professional engineer registered in Nebraska, the structural span limitation contained in 2, the height and area limitations contained in 3, and the area limitation contained in 4 shall not apply.

(E) Responsibility for Preparation of Plans & Specifications: Cont'd

8. No provision herein shall operate to restrict or extend the practice of a licensed architect or a registered professional engineer.

Applications for permits, under these exceptions shall be processed as are all other applications and permits shall be issued only if the plans and specifications are complete and in accordance with this Code.

(F) Work Not Requiring Permit:

No building permit shall be required for repainting and redecorating. No building permit shall be required for minor alterations and repairs less than \$100.00 and not affecting the mechanical and electrical systems, the structure of the building, the safety of the occupants and the property therein, or for the construction of building and structure valued less than \$100.00.

No permit shall be required of a public utility, authorized as such in the City, for the maintenance and repair of its equipment and production.

Section - 201

BUILDING PERMITS

(A) Issuance:

The application, plans, and specifications filed by an applicant for a permit shall be checked by the Chief Building Inspector. All items of construction for which a permit is required shall conform with this Code, and as such be "Approved" by the Chief Building Inspector. Upon payment of the permit fee and "Approval" of the plans and specifications the permit shall be issued.

The Chief Building Inspector may issue a permit for the construction of part of a building or structure before the entire plans and specifications for the whole building or structure have been submitted or approved provided adequate information and detailed statements have been filed complying with all pertinent requirements of this Code. The holder of such permits shall proceed at his own risk without assurance that the permit for the entire building or structure will be granted.

(B) Retention of Plans:

One set of approved plans, specifications, and computations shall be retained by the Chief Building Inspector for a period of not less than 90 days from the date of completion of the work covered therein, and one set of approved plans and specifications shall be returned to the applicant, which set shall be kept on such building or work at all time during the work authorized thereby is in progress.

Plans, submitted for checking, for which no permit is issued, and on which no action is taken by the applicant for 90 days, shall be returned to the last known address of the applicant; to renew action on said plans, a payment of a new plan-check fee shall be required.

(C) Validity:

The issuance or granting of a permit or approval of plans and specifications shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this Code. No permit presuming to give authority to violate or cancel the provisions of this Code shall be valid, except in so far as the work or use which it authorized is lawful.

BUILDING PERMITS - Cont'd

(D) Expiration:

Every permit issued by the Chief Building Inspector under the provisions of this Code shall expire, if the building or work authorized by such permit is not commenced within 60 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned for a period of 60 days at any time after the work is commenced. Before such work can be recommenced a new permit shall be first obtained and the fee thereof shall be one-half the amount required for the original permit for such work; provided, however, no changes have been made or will be made in the original plans and specifications for such work; and provided, further, that such suspension or abandonment was occasioned by agencies beyond his control and that it would be an injustice to require a fee for a new permit, the same may be issued at the discretion of the Chief Building Inspector without charge.

Section - 401

BUILDING PERMIT FEES

A fee for each building permit shall be paid to the Buildings Department as set forth in Table No. 3-A. The determination of value or valuation under any of the provisions of this Code shall be made by the Chief Building Inspector. Where work for which a permit is required by this Code is started or proceeded with prior to obtaining said permit, the fees above specified shall be doubled, but the payment of such double fee shall not relieve any persons from fully complying with the requirements of this Code in the execution of the work nor from any other penalties prescribed herein.

TABLE NO. 3-A BUILDING PERMIT FEES

| <u>Total Valuation</u> | <u>Fee</u> |
|--------------------------------------|--|
| Less than \$100.00 | No Fee |
| \$100.00 to and including \$1,000.00 | \$2.00 |
| \$1,001.00 to \$15,000.00 | \$2.00 plus \$1.00 per each \$1,000.00 valuation or major fraction thereof. |
| \$15,001.00 and over | \$17.00 plus \$1.00 per each \$1,000.00 valuation or major fraction thereof over each \$15,000.00 valuation. |

Section - 401

INSPECTIONS

(A) General:

All construction or work for which a permit is required shall be subject to inspection by the Chief Building Inspector, and certain types of construction shall have continuous inspection by a building inspector as required under section "Special Inspections."

INSPECTIONS- Cont'd

(B) Inspection Record Card:

Work requiring a building permit shall not be commenced until the permit holder or his agent shall have posted an inspection record card in a conspicuous place on the front premises and is such position as to allow the Building Official conveniently to make the required entries thereon regarding inspection of the work. This card shall be maintained in such position by the permit holder until the Certificate of Occupancy has been issued.

(C) Approval Required:

No work shall be done on any part of the building structure beyond a point indicated in each successive inspections without first obtaining written approval of the Chief Building Inspector. Such written approval shall be given only after an inspection as indicated by each of the inspections required under section "Called Inspections D." There shall be a final inspection and approval on all buildings when completed and ready for occupancy.

(D) Called Inspections:

No reinforcing steel or structural frame work of any part of any building or of any structure shall be covered or concealed in any manner whatsoever without first obtaining the approval of the Chief Building Inspector. The Chief Building Inspector upon notification from the permit holder or his agent shall make the following inspections of buildings and shall either approve that portion of the construction as completed or shall notify the permit holder or his agent wherein the same fails to comply with the law.

1. Footing Inspection:

To be made after trenches are excavated, forms erected and reinforcing steel, if any placed and before any footings are poured.

2. Foundations Inspection:

To be made after all foundations are erected, forms removed, water proofing is completed and before backfill is placed.

3. Frame Inspections:

To be made after the roof, all framing, fire-blocking, and bracing are in place and all pipes, chimneys, vents must be installed and rough inspections must have been made on all installations.

4. Plumbing Inspections:

Rough-in inspection which shall consist of the water, sewer and vent piping and prior to the covering of all piping.

Final inspection to be made when all fixtures are set and work is completed and operating.

5. Electrical Inspection:

Rough-in inspection which shall consist of all conduit, semi-rigid piping or wiring being in place prior to covering.

Final inspection to be made when the work is completed and operating.

(D) Called Inspections - Cont'd:

6. Mechanical Inspections:

Rough-in inspection to be made when all duct and pipe work is in place before it is covered.

Final inspection to be made when the system is completed and operating.

To be made after building is completed and ready for occupancy.

7. Final Inspection:

(E) Reinspection Fee:

A fee of five dollars (\$5.00) shall be required of any contractor seeking a recall for inspection due to his neglect. This fee must accompany any request for such recall.

(F) Other Inspection:

In addition to the called inspections specified above, the Chief Building Inspector may make any other inspections of any kind of construction work to ascertain complete compliance with the provisions of this Code and other laws which are enforced by the Building Department.

Section - 501

SPECIAL INSPECTIONS

(A) In addition to the inspections to be made as specified in section "Called Inspections," the owner or his agent shall privately employ a qualified inspector during construction of work involving unusual hazards or requiring constant inspection.

Section - 601

CERTIFICATE OF OCCUPANCY

(A) No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the Chief Building Inspector has issued a Certificate of Occupancy therefor as provided herein.

(B) Changes in the character or use of a building shall not be made without the approval of the Chief Building Inspector.

(C) After final inspection when it is found that the building or structure complies with the provisions of this Code, and a request has been made by the permittee or owner, the Chief Building Inspector shall issue a Certificate of Occupancy which shall contain the following:

- 1, The use and occupancy for which the certificate is issued.
2. A certification that the building or structure complies with the provisions of this Code.

(D) A temporary Certificate of Occupancy for an interim period of not more than two (2) months may be issued by the Chief Building Inspector for the use of a portion or portions of a building or structure prior to the completion of the entire building or structure.

(E) The Certificate of Occupancy shall be posted in a conspicuous place on the premises and shall not be removed except by the Chief Building Inspector.

Passed and approved this 9th day of April, 1973.

(SEAL)

City of Gothenburg

Attest:

Jane Ballmer
City Clerk

By _____
Mayor