

## Residential Construction Requirements

Includes – remodels, additions, attached garages, attached roofs, and decks

- Permit
  - Complete the permit application;
  - When required site plan must show where the structure will be placed with measurements to the property line and other structures on the property;
    - Site plan to include all parking and landscaping requirements;
  - You must have a floor plan of the structure.
  - You must have a wall section showing footing/foundation, wall with headers, and rafters.
  - All plans must have detailed measurements;
  - If in a high hazard flood area an elevation certificate must be obtained;
  
- Things to remember
  - All property in the R-1 zone has a side yard setback requirement of 7 feet and a front and rear yard setback requirement of 25 feet. All measurements are from the property line.
  - All electrical permits issued by the Nebraska State Electrical Division. No Certificate of Occupancy will be issued until the State Electrical inspector has completed a final inspection.
  - All City of Lexington Codes must be followed

### Nebraska State Electrical Division

521 South 14th Street, Suite 400  
PO Box 95066  
Lincoln, NE 68508-2707  
PH: 402.471.3550 - FX: 402.471.4297

Gary Lofton  
[gary.lofton@nebraska.gov](mailto:gary.lofton@nebraska.gov)  
PO Box 372  
McCook NE 69001  
(308) 325-2219-Cellular

### Nebraska State Fire Marshall

246 South 14th Street  
Lincoln, NE. 68508  
402-471-9469

Mike Hoeft  
[mike.hoeft@nebraska.gov](mailto:mike.hoeft@nebraska.gov)  
(402) 395-2164-Office  
(308) 530-9493-Cellular

**CITY OF LEXINGTON**

**DEVELOPMENT SERVICES DEPARTMENT**

<b>APPLICATION FOR RESIDENTIAL CONSTRUCTION PERMIT</b>				
<b>OWNER</b>				
Name:		Mailing Address:		Unit #:
City:		State:		Zip:
Phone:	Cell:		E-Mail:	
<b>CONTRACTOR</b>				
Name:		Mailing Address:		Unit #:
City:		State:		Zip:
Phone:	Cell:		E-Mail:	
<b>ARCHITECT</b>				
Name:		Mailing Address:		Unit #:
City:		State:		Zip:
Phone:	Cell Phone:		E-Mail:	
<b>JOB INFORMATION</b>				
Job Address:		Flood Zone:	Zoning:	
Legal Description:			Estimated Cost of Project:	
Description & Location of work on premises/special conditions:			NPDES #	
			<b><u>Diggers Hotline:</u></b> 1-800-331-5666 or 811	
<b>BUILDING INFORMATION</b>				
Project Description	Building Details		Items Required for Submittal	
	Existing Area :		<ul style="list-style-type: none"><li>• Site Plan</li><li>• Floor Plan</li><li>• Wall Sections</li><li>• Physical Address</li></ul>	
	New Area:			
	No. of Stories:		<b><u>NOTE:</u></b> Other permits may be required for the completion of project.	
	Basement Area:			
	Type Of Construction:			
	Building Use:			
I hereby certify I have read and examined this application and corresponding documents. All provisions of laws and ordinances governing this work will be complied with, whether specified or not.				
Authorized Signature: _____				Date: _____
<b>OFFICE USE ONLY</b>				
Date Rec'd:	Issued By:	Est. Cost:	FEES CHARGED	FEES PAID

City of Lexington  
 Development Services  
 406 E 7<sup>th</sup> Street  
 Lexington NE 68850

# Residential Site Plans

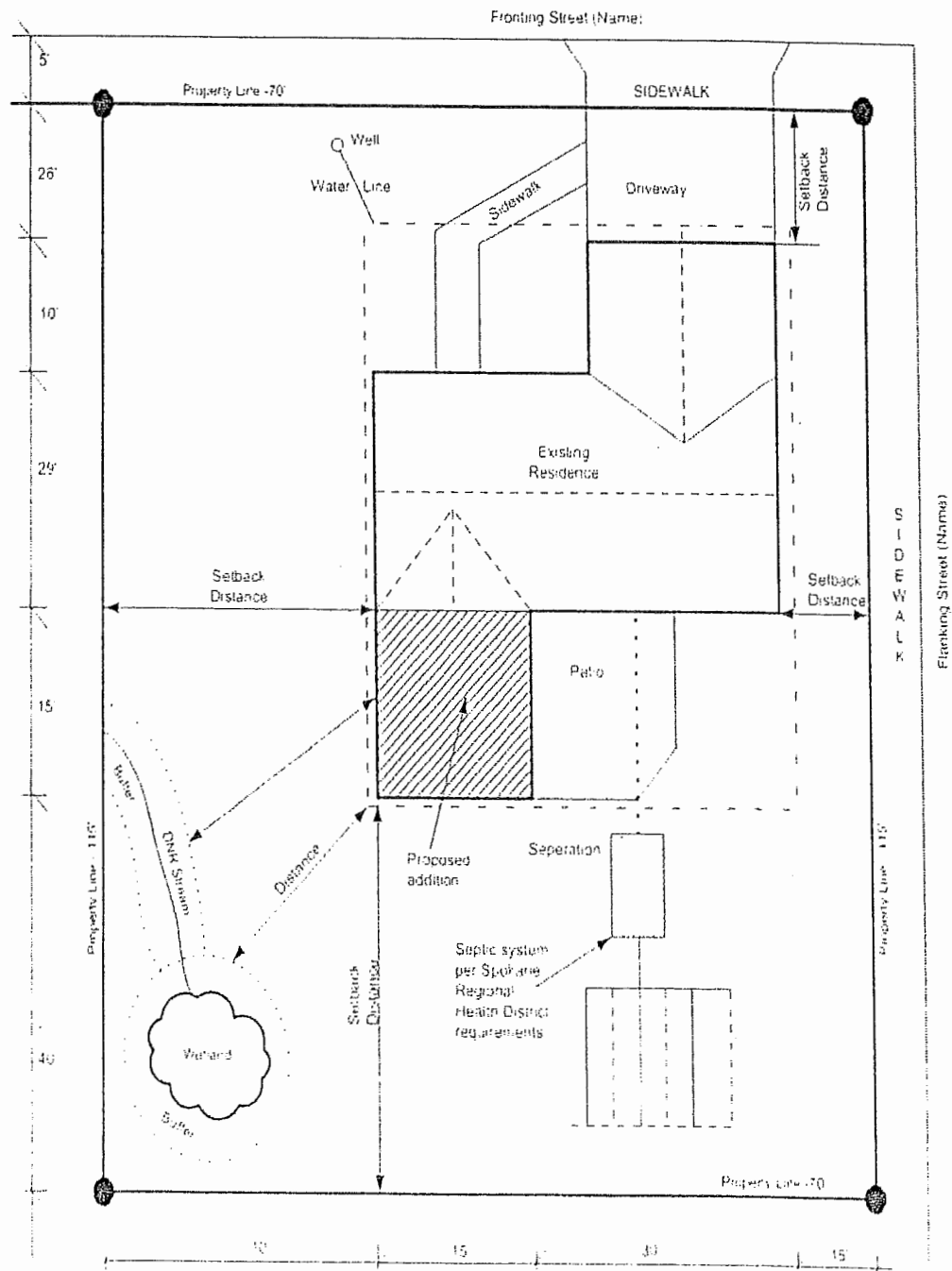
# BP-72

Department of Building and Planning

## SAMPLE RESIDENTIAL SITE PLAN

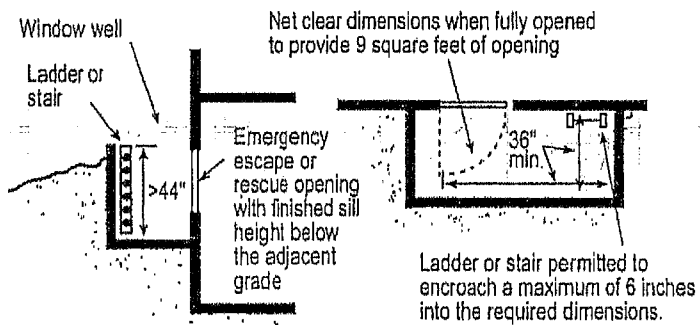
Scale = 1:20

● Property Corner



## Emergency Escape & Rescue Window Well

Emergency Escape And Rescue window wells must provide a minimum area of 9 square feet with a minimum dimension of 36 inches and shall enable the window to open fully. If the depth of the window well exceeds 44 inches, a permanently affixed ladder must be provided. The ladder must not interfere with the operation of the window.

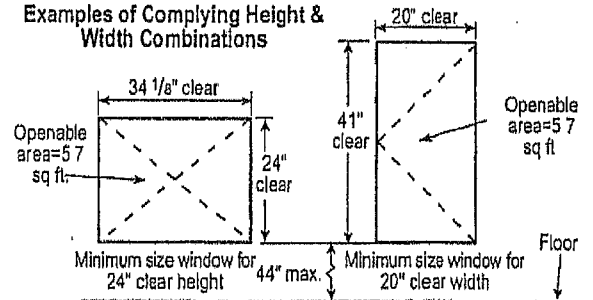


## Emergency Escape & Rescue Window

Emergency Escape And Rescue Windows must meet the following criteria:

- A minimum total openable area of not less than 5.7 square feet
- A minimum clear openable height of not less than 24 inches
- A minimum clear openable width of not less than 20 inches
- A finished sill height of not more than 44 inches above the floor and should be openable from the inside without the use of separate tools, knowledge or effort

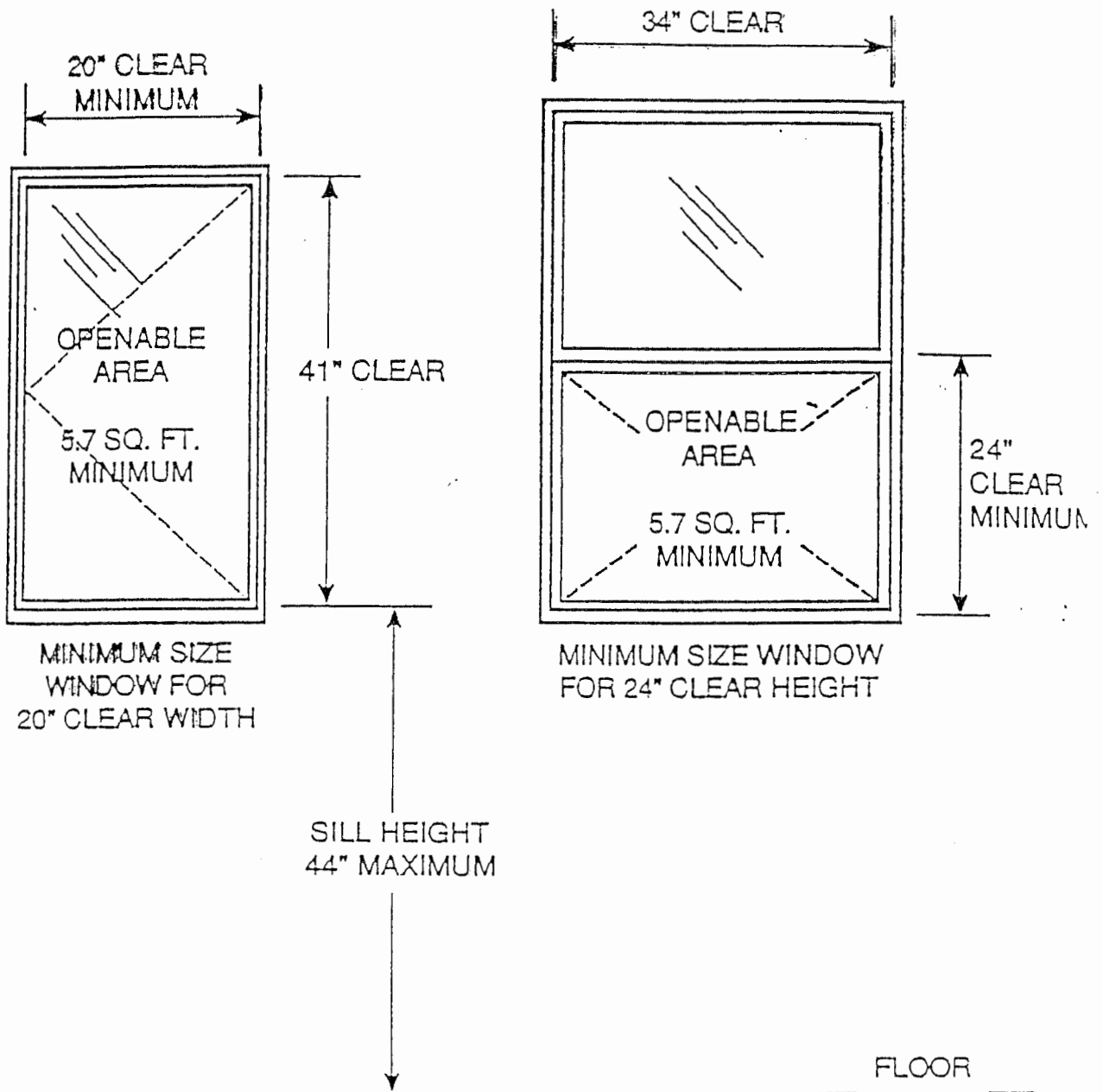
### Examples of Complying Height & Width Combinations



# City of Lexington

## 2015 IRC Section 310

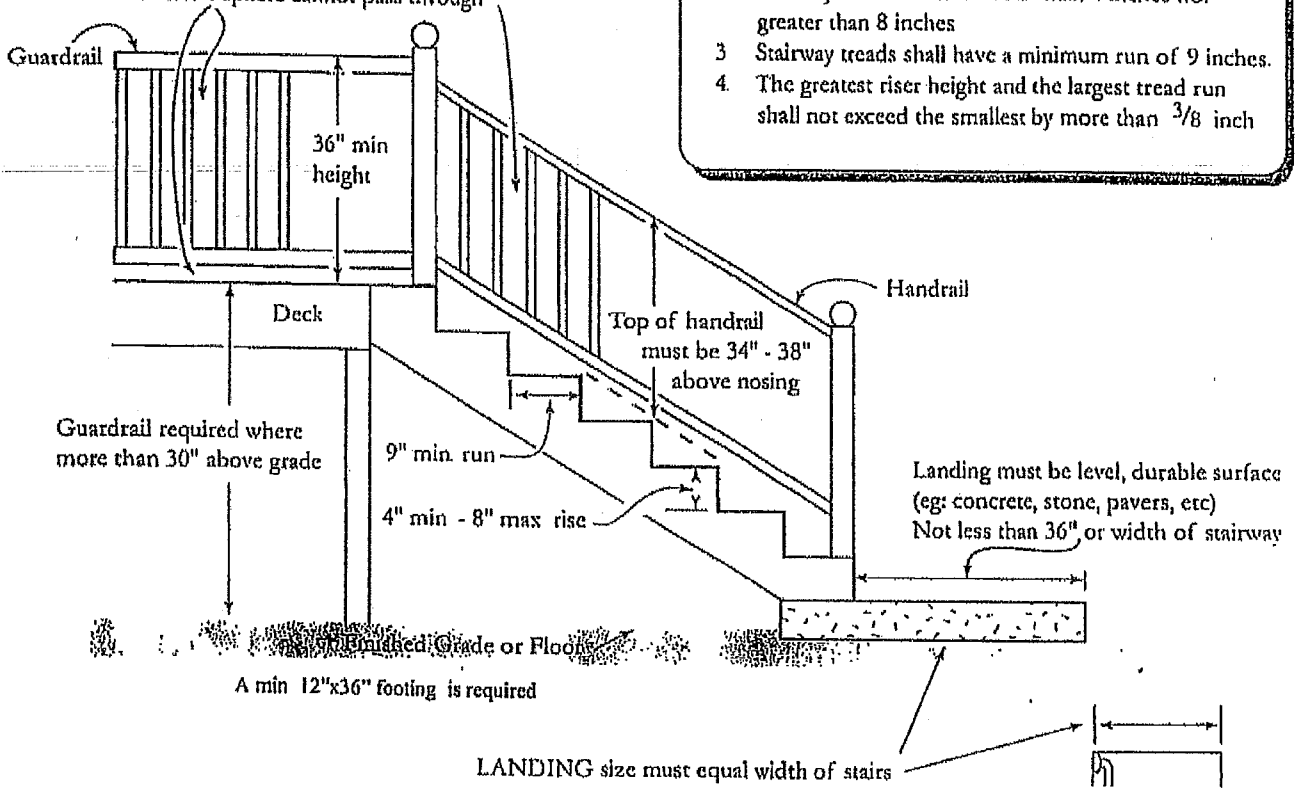
Minimum Sized Rescue and Escape Windows. One in each basement, habitable attics and every sleeping room.





## RESIDENTIAL STAIRS

Open guardrails and open handrails on decks and stairways more than 30 inches above grade or having a floor below shall have pickets or intermediate rails spaced so that a 4 inch diameter sphere cannot pass through



## Residential Construction Checklist

- \_\_\_\_\_ Residential Building Application
- \_\_\_\_\_ Complete Set of Stamped Drawings (if required)
- \_\_\_\_\_ Is the zoning correct for the project?
- \_\_\_\_\_ Is the project in a high-hazard floodplain? ("A" Zones)
- \_\_\_\_\_ Does the project meet the Comprehensive Plan?
- \_\_\_\_\_ Will the project fit inside the zoning setbacks?
- \_\_\_\_\_ Has a SWPPP been submitted to the NDEQ?
- \_\_\_\_\_ Has a plan been submitted to the State Electrical Division?
- \_\_\_\_\_ Has the plan been submitted to the NSFMD?
- \_\_\_\_\_ Does the plan meet the ADA requirements?
- \_\_\_\_\_ Plan Review completed?
- \_\_\_\_\_ Certificate of Occupancy issued when final inspection complete.

N

W

E

S