

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
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
(402) 395-2164-Office
(308) 530-9493-Cellular

CITY OF LEXINGTON

DEVELOPMENT SERVICES DEPARTMENT

APPLICATION FOR RESIDENTIAL CONSTRUCTION PERMIT				
OWNER				
Name:		Mailing Address:		Unit #:
City:		State:		Zip:
Phone:	Fax:	Cell:	E-Mail:	
CONTRACTOR				
Name:		Mailing Address:		Unit #:
City:		State:		Zip:
Phone:			E-Mail:	
ARCHITECT				
Name:		Mailing Address:		Unit #:
City:		State:		Zip:
Phone:		Cell Phone:	E-Mail:	
JOB INFORMATION				
Job Address:		Flood Zone:	Zoning:	
Legal Description:			Estimated Cost of Project:	
Description & Location of work on premises/special conditions:			NPDES #	
			<u>Diggers Hotline:</u> 1-800-331-5666	
BUILDING INFORMATION				
Project Description	Building Details		Items Required for Submittal	
	Existing Area :		<ul style="list-style-type: none">• Site Plan• Floor Plan• Wall Sections• Physical Address	
	New Area:			
	No. of Stories:		<u>NOTE:</u> 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: _____				
OFFICE USE ONLY				
Date Rec'd:	Issued By: Mark Yung	Est. Cost:	FEES CHARGED	FEES PAID



308-324-2341 ♦ Fax: 308-324-4590 ♦ www.cityoflex.com
406 East 7th Street ♦ P.O. Box 70 ♦ Lexington, Nebraska 68850-0070

Certificate of Occupancy Application

Business Name: _____ Date: _____

Business Address: _____

Owner/Tenant Name: _____

Owner/Tenant Address: _____

Phone: _____ E-mail address: _____

Description of the proposed business (MUST BE IN DETAIL): _____

This application for Certificate of Occupancy must be accompanied with a detailed floor plan of the main structure and site plan showing both existing and proposed structures. Any other information required to enable the City Staff to determine if the plan complies with zoning and building regulations must be submitted for approval.

If the application is denied, the Building Official will provide a plan review detailing the requirements for approval.

Signature of Applicant: _____

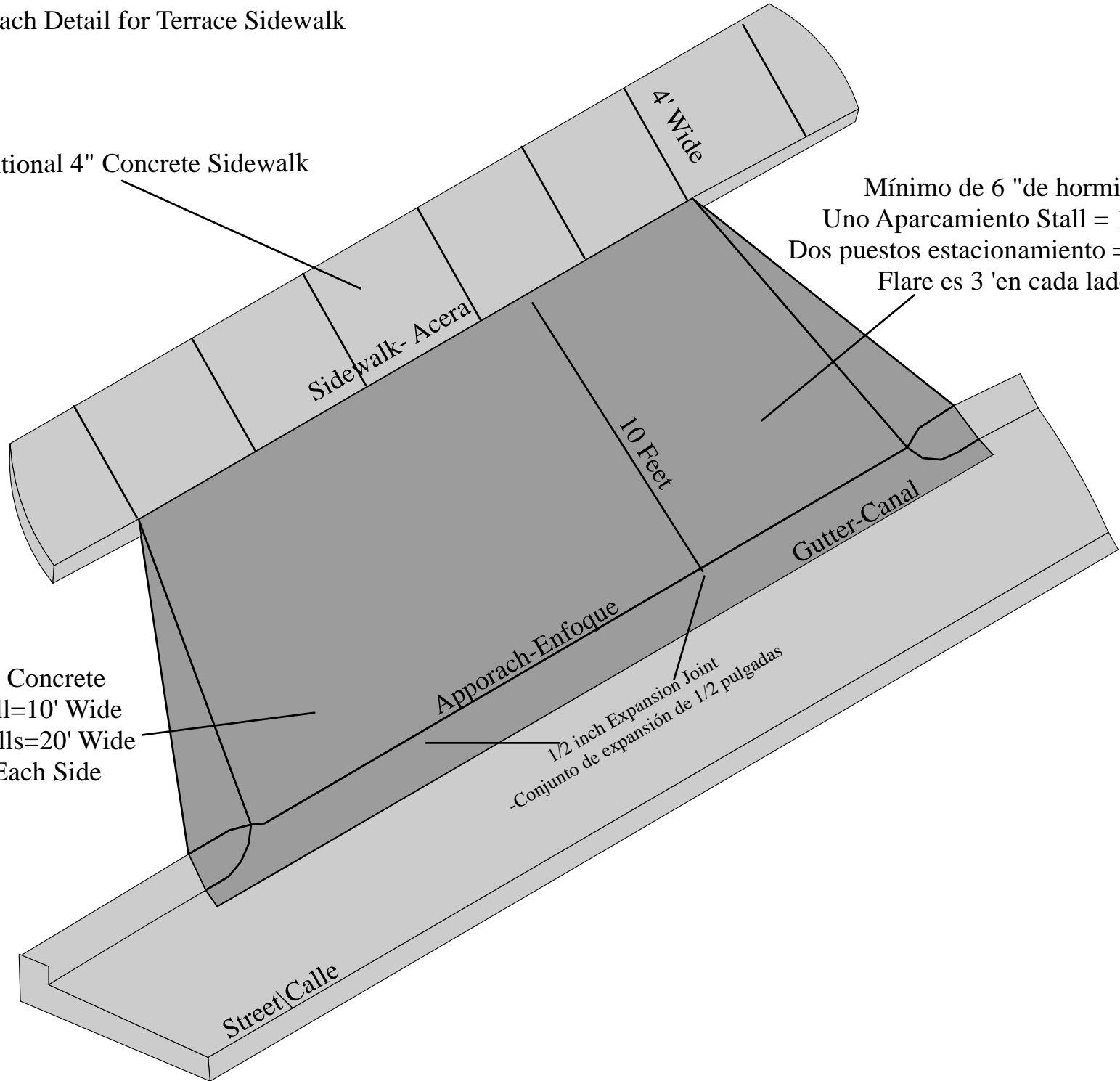
Signature of Building Official upon approval: _____ Date: _____

Approach Detail for Terrace Sidewalk

Conventional 4" Concrete Sidewalk

Mínimo de 6" de hormigón
Uno Aparcamiento Stall = 10' ancha
Dos puestos estacionamiento = 20' ancha
Flare es 3' en cada lado

Minimum of 6" Concrete
One Parking Stall=10' Wide
Two Parking Stalls=20' Wide
Flare is 3' on Each Side



Sidewalk- Acera

4' Wide

10 Feet

Approach-Enfoque

Gutter-Canal

1/2 inch Expansion Joint
-Conjunto de expansión de 1/2 pulgadas

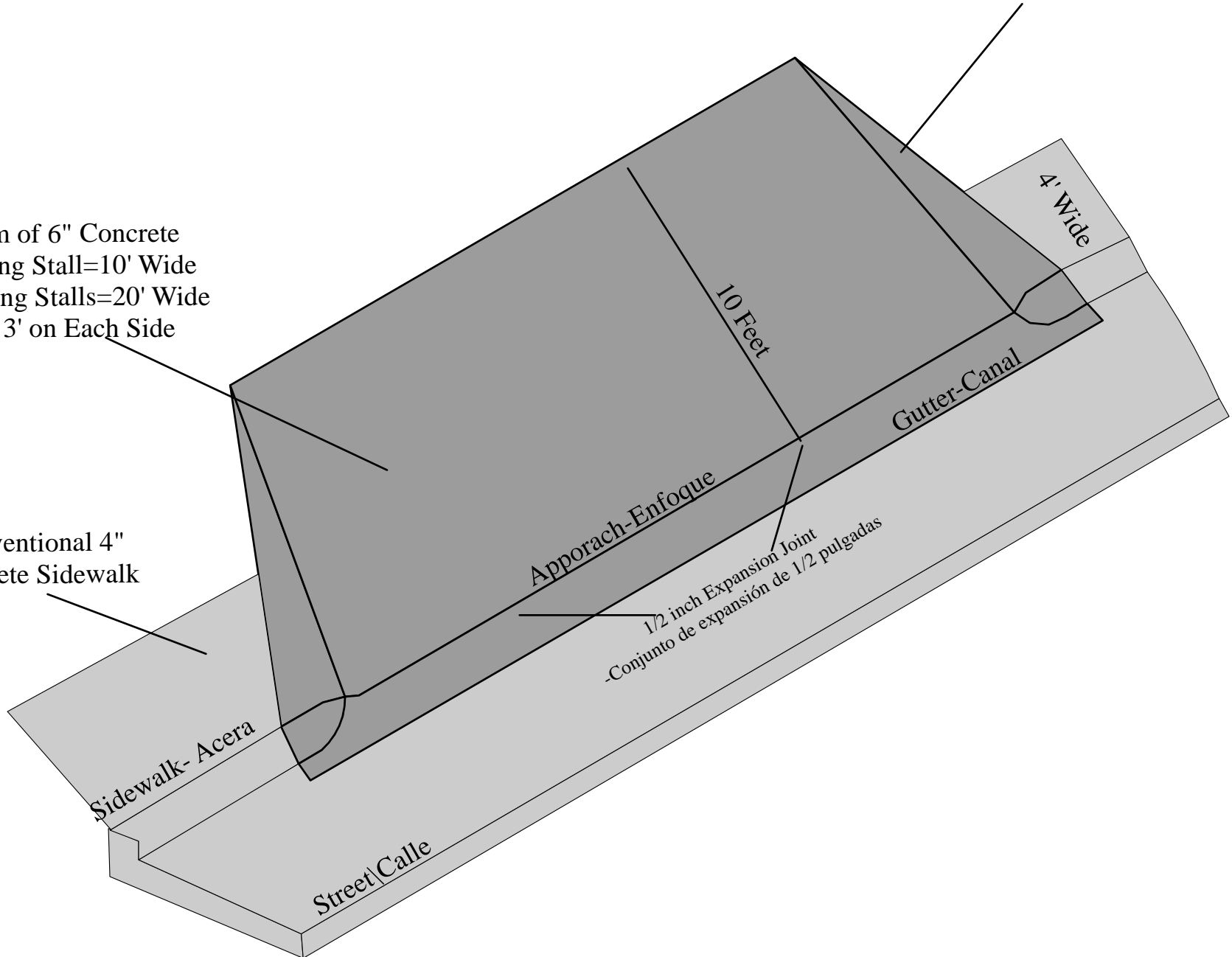
Street/Calle

Approach Detail for Curb Side Sidewalk

Mínimo de 6 "de hormigón
Uno Aparcamiento Stall = 10 'ancha
Dos puestos estacionamiento = 20 'ancha
Flare es 3 'en cada lado

Minimum of 6" Concrete
One Parking Stall=10' Wide
Two Parking Stalls=20' Wide
Flare is 3' on Each Side

Conventional 4"
Concrete Sidewalk



Sidewalk- Acera

Street/Calle

Approach-Enfoque

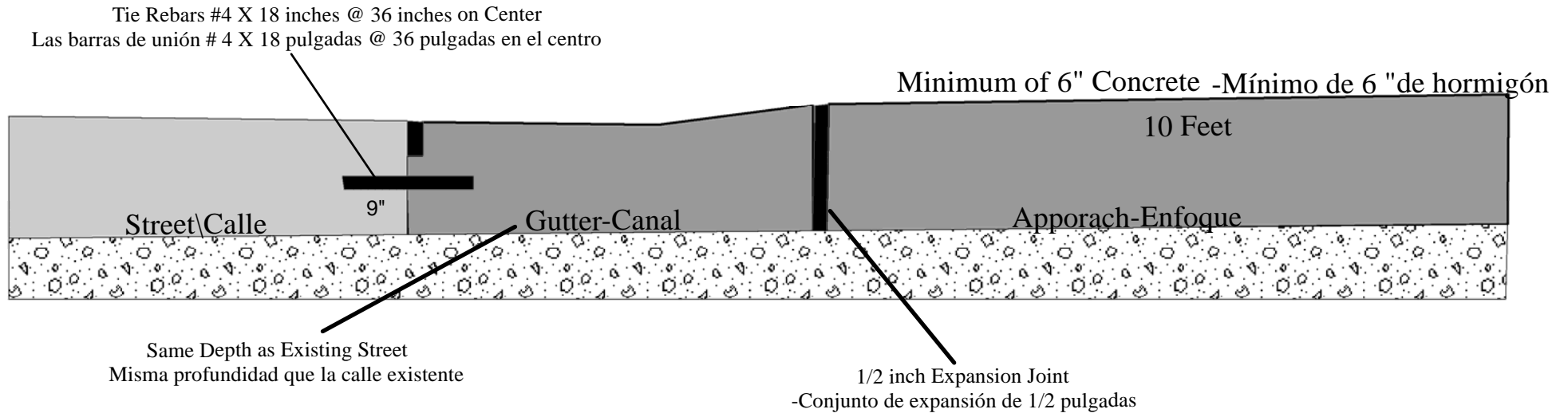
10 Feet

Gutter-Canal

4' Wide

1/2 inch Expansion Joint
-Conjunto de expansión de 1/2 pulgadas

Approach Detail



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.