

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:	Cell:		E-Mail:	
CONTRACTOR				
Name:		Mailing Address:		Unit #:
City:		State:		Zip:
Phone:	Cell:		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 or 811	
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:	Est. Cost:	FEES CHARGED	FEES PAID

City of Lexington
 Development Services
 406 E 7th Street
 Lexington NE 68850

Residential Site Plans

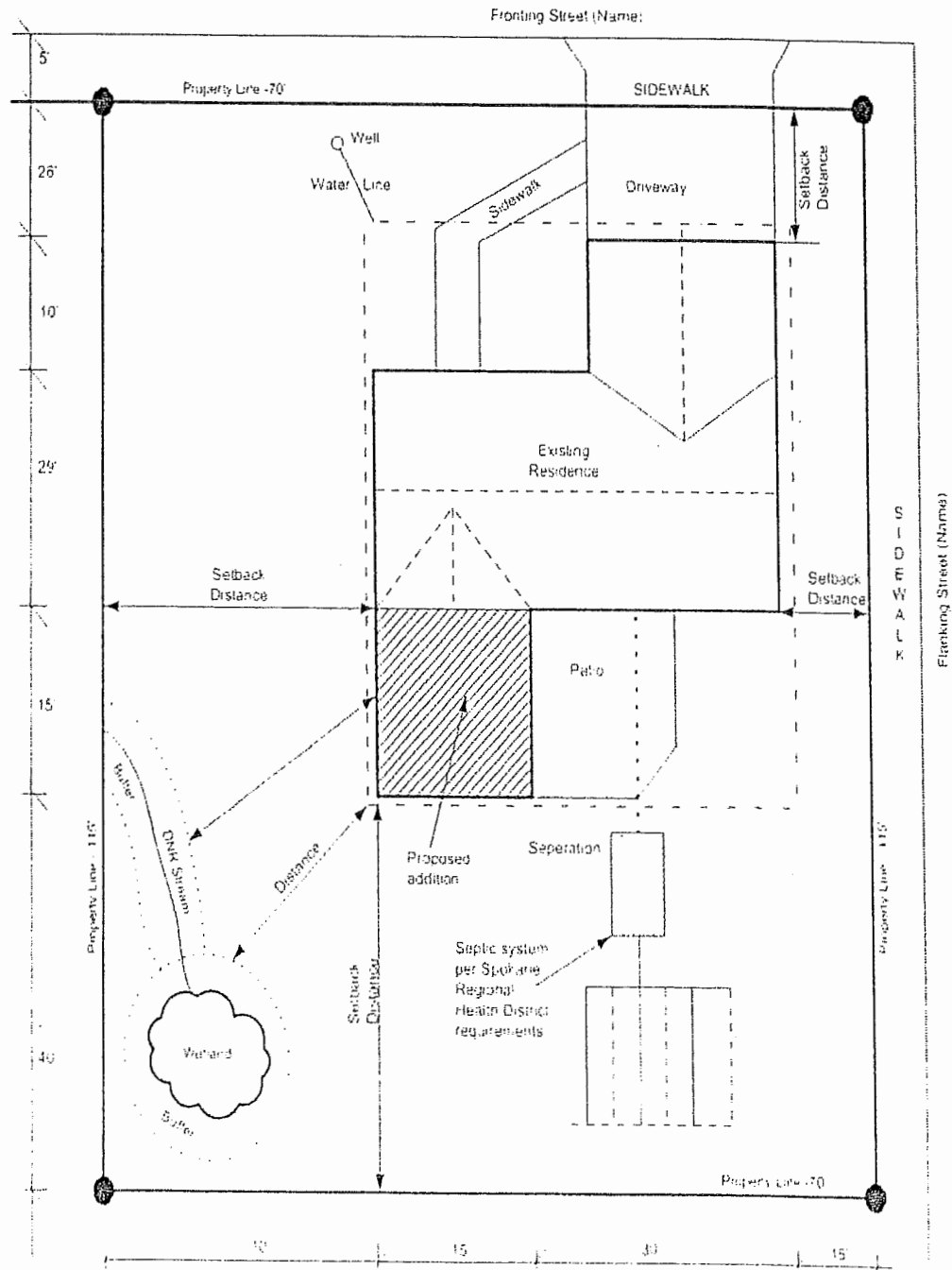
BP-72

Department of Building and Planning

SAMPLE RESIDENTIAL SITE PLAN

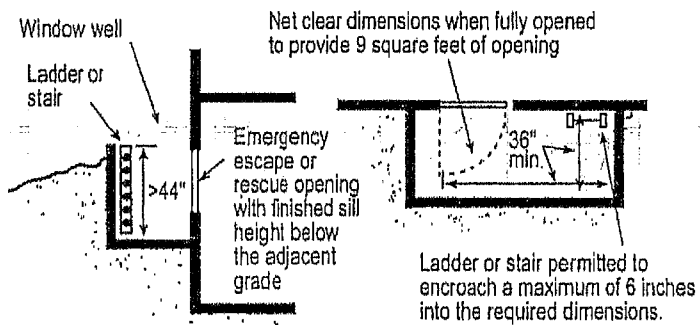
Scale = 1:20

● 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.

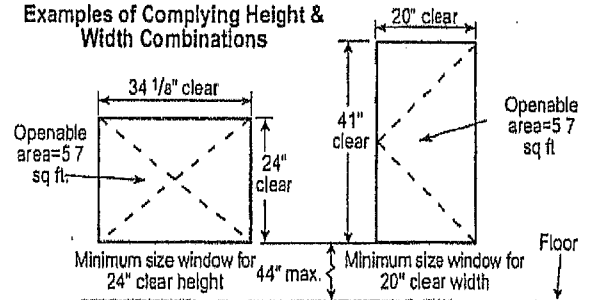


Emergency Escape & Rescue Window

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

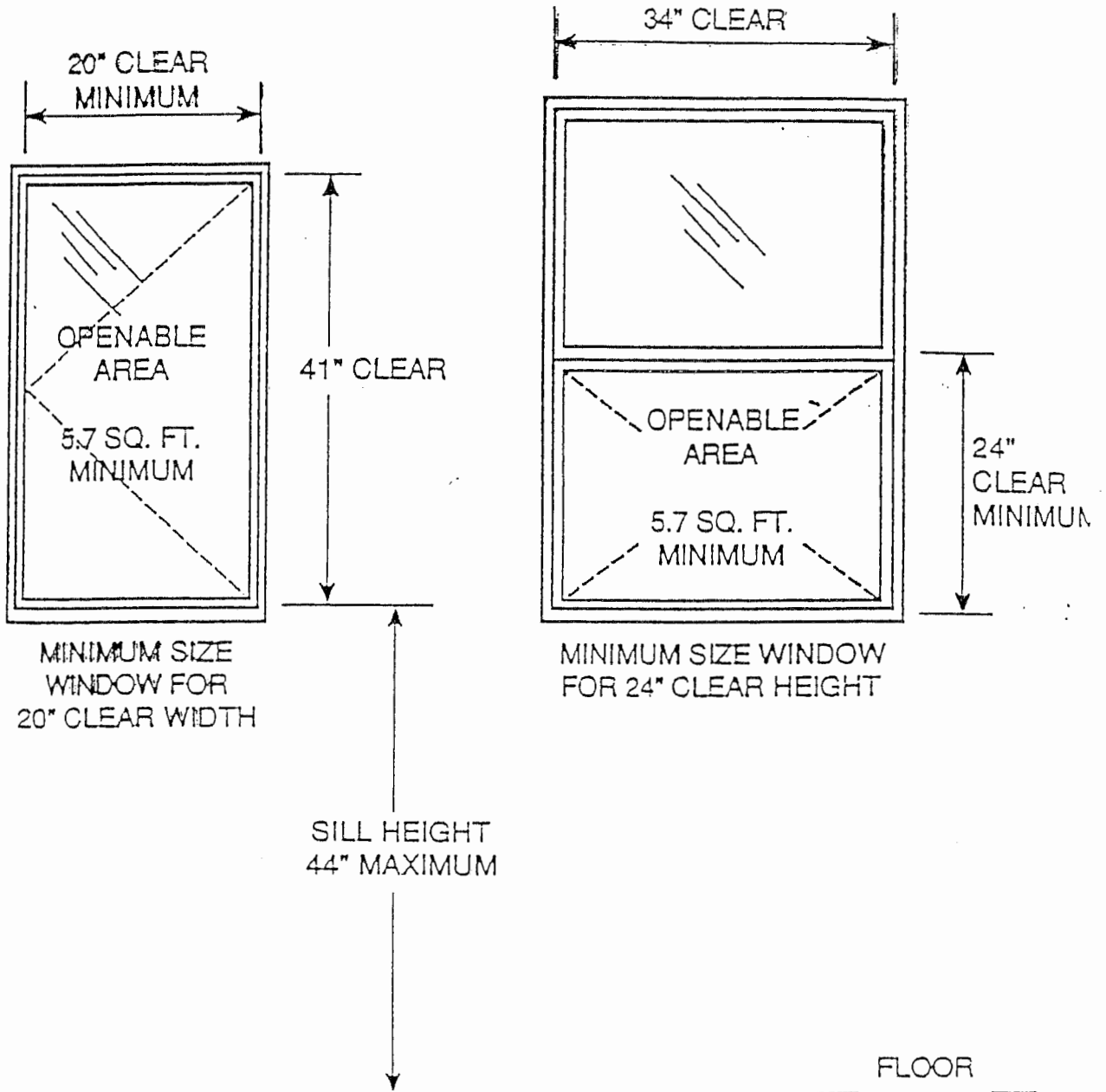
Examples of Complying Height & Width Combinations



City of Lexington

2015 IRC Section 310

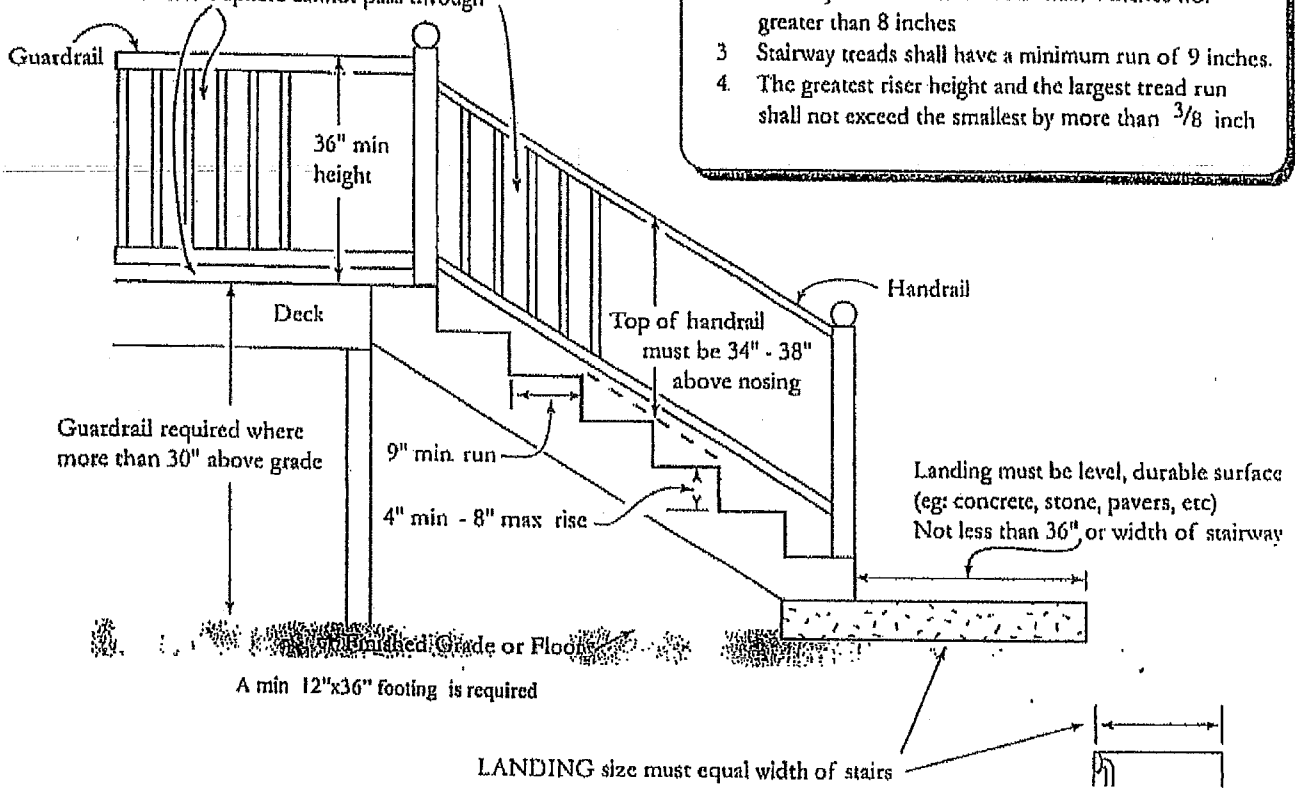
Minimum Sized Rescue and Escape Windows. One in each basement, habitable attics and every sleeping room.





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.