

PLAN CHECKING

Minimum residential plan submission per 2012 edition I.R.C. will include three (3) sets of drawn to scale plans including:

A. APPLICATION REQUIRED

1. Building Permit
2. Curb Cut (if needed) - outside city need Access permit (County Engineer)
3. Impact Fee (city limits only)
4. Water/Sewer Tap Applications - outside city may require well/ septic permit (Health Department)
5. Nebraska State Energy Compliance Form (and the Res/Check form at www.energycodes.gov)
6. SWPPP - Storm Water Pollution Prevention Plan (obtain from developer) **or** NOI - Notice of Intent
7. Extra 8 1/2 x11 Site Plan

B. SITE PLAN

1. Location and size of building
2. Set backs from lot line
3. Easements
4. Zoning and minimum building setbacks
5. Street names
6. Legal description of property
7. Lot dimensions
8. North arrow and indicate scale used
9. Parking spaces dimensioned and driveway access
10. Foundation, street, and lot corner elevations.

C. FOOTING/FOUNDATION PLAN

1. Size of footings
2. Size & Height of foundation wall
3. Size and spacing of steel reinforcing when used
4. Beam pockets (indicate minimum beam bearing)

D. FLOOR PLANS INCLUDING:

1. Use of rooms
2. Room sizes, door sizes, smoke detectors, exhaust fans, attic access
3. Window locations and size of windows
4. Window and door header sizes
5. Floor joist size and spacing (indicate direction of joist)
6. Size of wood or steel support columns
7. Beam sizes and lumber species, steel beam size

E. ELEVATIONS OF THE FOUR (4) SIDES OF THE BUILDING

1. Door and window location
2. Porches
3. Roof slope
4. Roof overhang
5. Type of roofing used
6. Roof vents
7. Brick or siding

F. WALL SECTION

1. Footing/foundation detail
2. Anchor bolt size and spacing
3. Sill plate and floor joist (size & spacing, species & lumber grade)
4. Type of subfloor material and thickness
5. Size of studs, plates, ceiling joist, rafters (and spacing)
6. Truss details where used
7. Type and thickness of insulation (R-values)
8. Wall and roof sheathing (type and thickness)
9. Exterior wall weather resistive barrier
10. Roofing material used
11. 6" minimum clearance untreated wood to grade

G. WINDOW SCHEDULE

1. Size and type of window
2. Rough opening size, glass and vent size

H. STAIR DETAIL

1. Rise and run (7-3/4" maximum rise, 10" minimum run)
2. Headroom (6'- 8" minimum)
3. Handrail width (not less than 1-1/4" nor more than 1-1/2") 34"-38" above nosing
4. Landing and guardrails
5. Spacing of balusters in railings (5" maximum spacing allowed)

BUILDING & SAFETY DEPARTMENT - CITY OF LINCOLN - LANCASTER COUNTY

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