

City of Alliance Building Guide



Residential Decks and Porches

Instructions to Obtain a Building Permit:

1. Fill in the blanks on the following pages. The Building Official may request more information than is required in this form for clarification purposes or for unusual circumstances.
2. Provide a site plan showing the location of existing structures, the proposed structure, lot dimensions, structure dimensions, distances to the structures from lot lines and other structures, utility locations, the property address, easements, street names, zoning classification, scale, a north arrow, and any other information required by the Building Official.
3. Fill out a building permit application and submit it with the aforementioned documents. The review process moves without delay if the documents submitted are clear and in compliance with all adopted codes. Code allows 5 days for drawing examination; however, review comments may be ready sooner depending on the complexity of the project.

Other Permit Information:

- Separate permits and drawings are required for any other work associated with this project that necessitates permitting such as plumbing and wiring.
- Electrical installations shall be reviewed, permitted, and inspected by the State of Nebraska Electrical Division.
- Permits shall expire 180 days after the date of issuance if construction has not commenced or has been suspended for 180 days.



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Contact Information:

City of Alliance
PO Box D
324 Laramie Avenue
Alliance, NE 69301
Phone: (308) 762-5400
www.cityofalliance.net

State of Nebraska
Electrical Division
Phone: (308) 631-1828
www.electrical.nebraska.gov

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Zoning Requirements:

Property Line Setbacks:

Zoning District	Setbacks			
	Front(A)	Rear(A)	Side(B)	Side Street(B)
Ag	50	50	10	50
R-R	50	50	5	50
R-1a & R-4	25(C)	25	3	15
R-1, R-2, & R-3	25	25	5	15

(A) See Section 111-443 of the Municipal Code for additional information.

(B) See Section 111-444 of the Municipal Code for additional information.

(C) The front setback in Belmont and DNSRT additions shall be 20' except the setback shall be 25' where the houses on the same side of the same street were developed with a 25' setback.

- If you are unable to locate your property lines, you may be required to have a licensed surveyor locate your property corners to ensure an accurate site plan and correct building placement on the property.

Inspections:

1. Site layout inspection. This inspection should be called for before digging. Any building, footing, or portion thereof not placed in accordance with setbacks shall be removed.
2. Footing inspections before and after pouring concrete.
3. Framing before enclosing walls.
4. Any plumbing, HVAC, or electrical (State Inspection) work before enclosing any walls or filling any trench.
5. Final inspection.

- The Building Official may assess a reinspection fee if the person or contractor habitually calls for inspections before being ready.
- The Building Official may require additional inspections depending on the complexity of the project. Failure to call for inspections may result in removal of material to ensure code conformance.

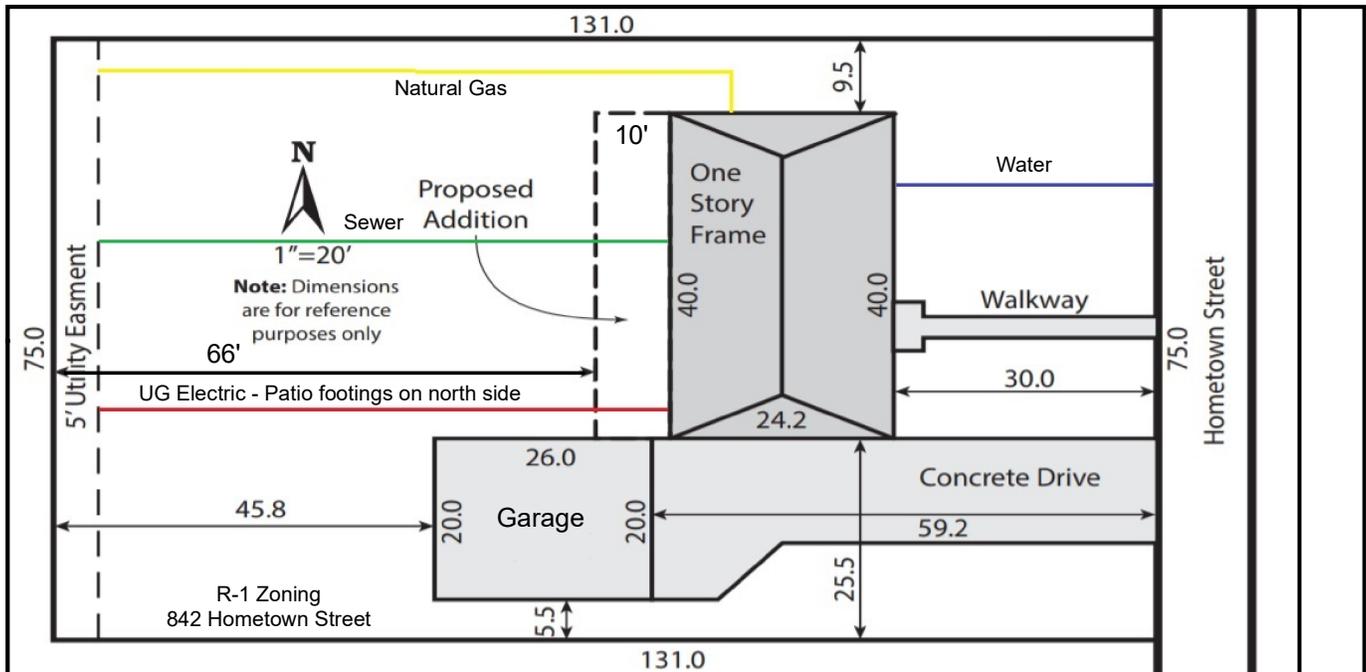
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Sample Site Plan:



Additional Information to Include on the Site Plan:

1. Calculation showing that the coverage of the proposed addition and all other existing structures will not exceed 40% of the total lot area.
2. The height of the dwelling structure and the proposed addition.
3. List the names of contractors that will be used including plumbers, HVAC, and electricians.
4. Proposed utility service extensions or relocations to or around the new structure (if applicable).
5. The City may require additional information depending on the complexity of the project.

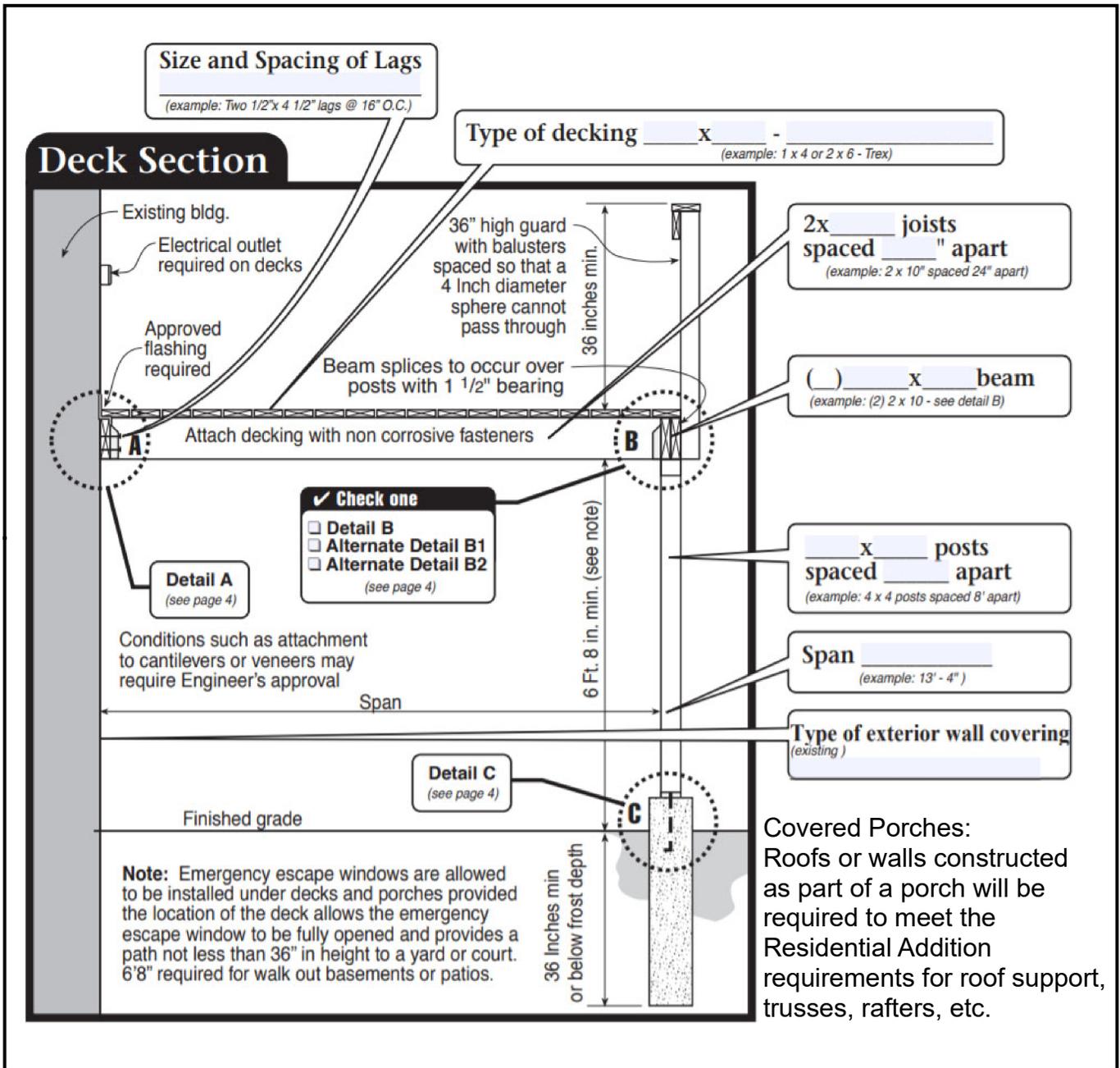
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Section View:



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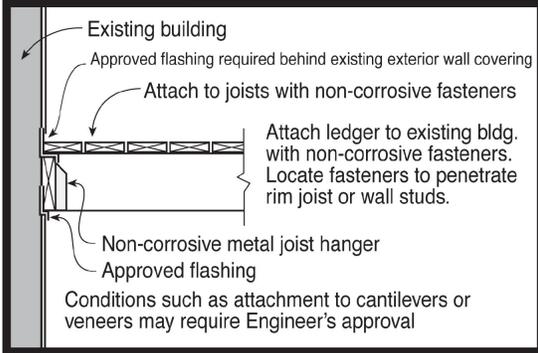
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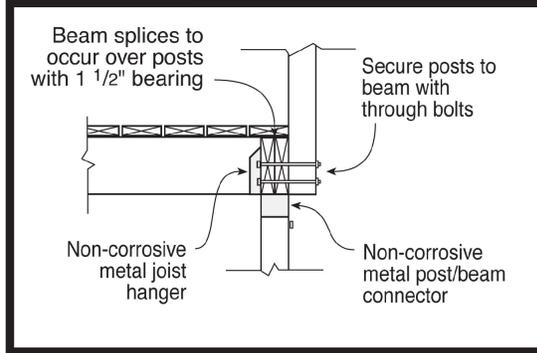
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Miscellaneous Details:

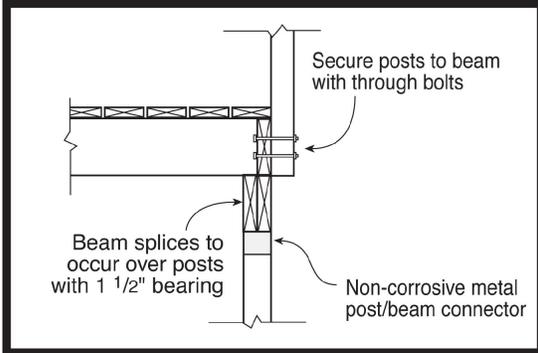
Detail A



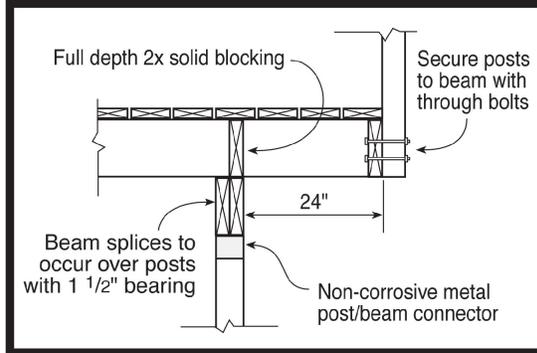
Detail B



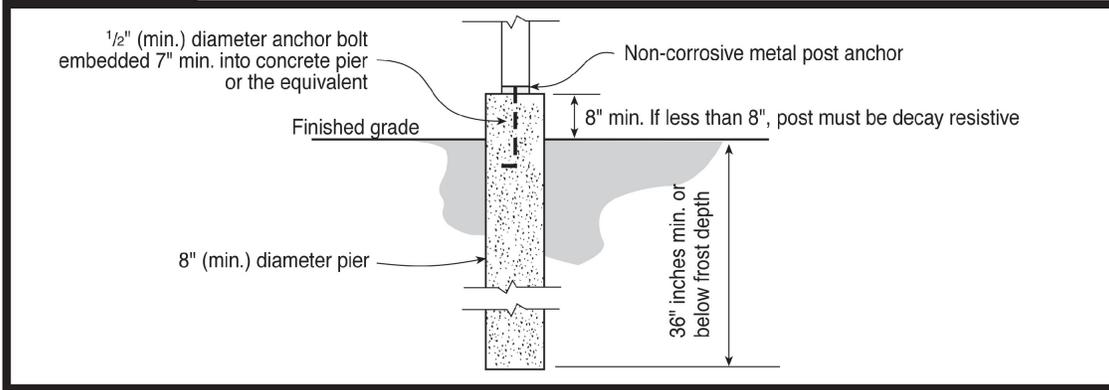
Alternate Detail B1



Alternate Detail B2



Detail C



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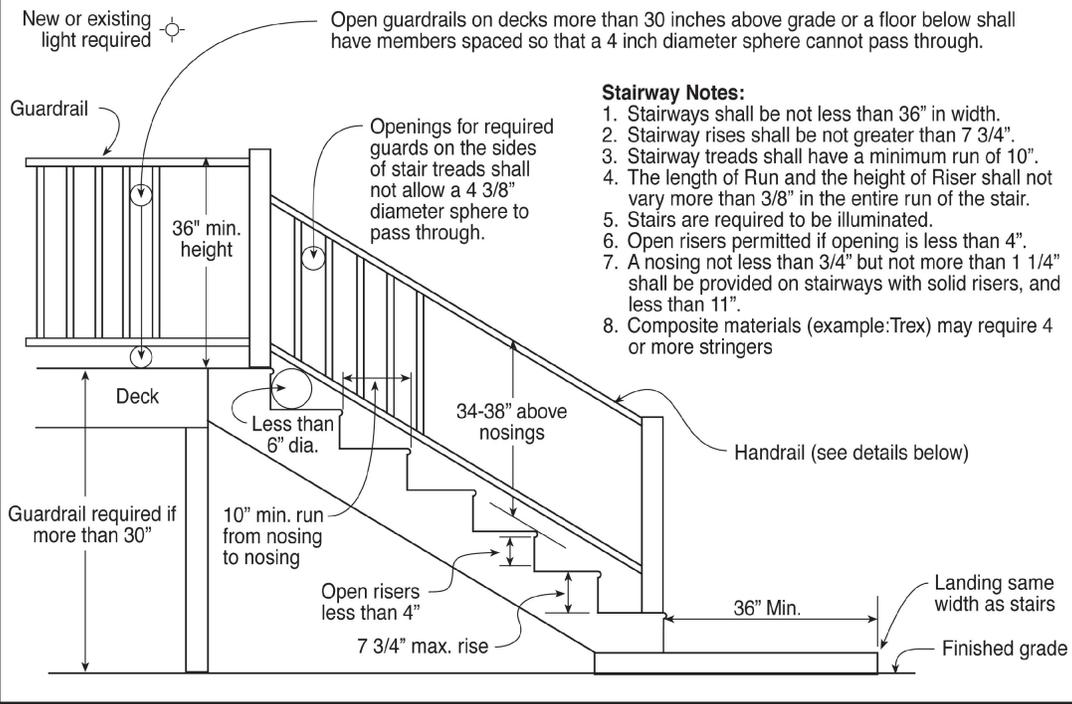
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Stair and Handrail Details:

Stair & Handrail Specifications



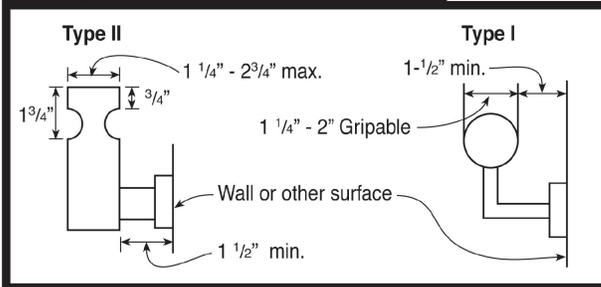
Stairway Notes:

1. Stairways shall be not less than 36" in width.
2. Stairway rises shall be not greater than 7 3/4".
3. Stairway treads shall have a minimum run of 10".
4. The length of Run and the height of Riser shall not vary more than 3/8" in the entire run of the stair.
5. Stairs are required to be illuminated.
6. Open risers permitted if opening is less than 4".
7. A nosing not less than 3/4" but not more than 1 1/4" shall be provided on stairways with solid risers, and less than 11".
8. Composite materials (example: Trex) may require 4 or more stringers

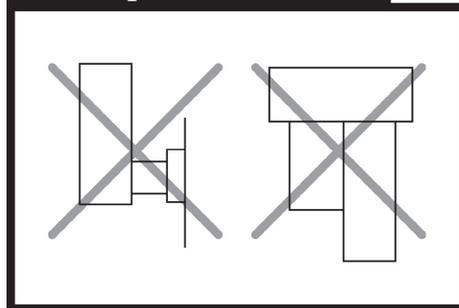
Handrail Notes:

1. Handrails shall be continuous on at least one side of stairs with 4 or more risers.
2. Top of the handrails shall be placed not less than 34 inches nor more than 38 inches above stair nosings.
3. The handgrip portion of handrails shall be not less than 1-1/4 inches nor more than 2 1/4 inches in cross section for non circular handrails
4. Handrails shall be placed not less than 1-1/2 inches from any wall or other surface.
5. Handrails to be returned to wall, post or safety terminal (per 311.7.8.2 IRC)

Acceptable Handrail Details



Unacceptable Handrails



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