

City of Alliance Building Guide



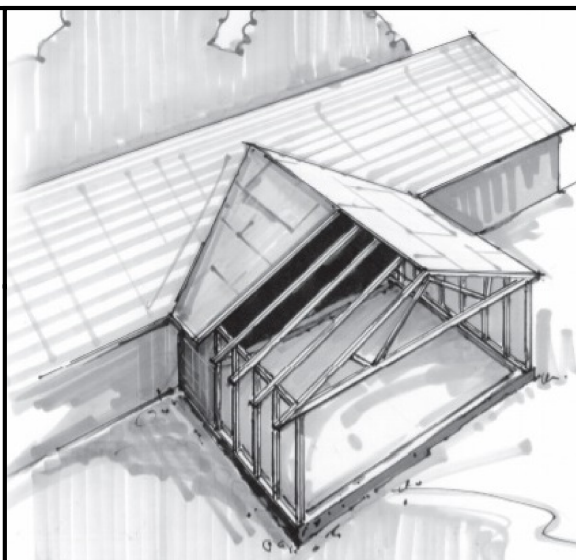
Residential Single Story Addition

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 addition, floor plan, lot dimensions, structure dimensions, distances to the structures from lot lines and other structures, utility locations, driveways, drainage, 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 plumbing and/or HVAC work.
- 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.



This handout was prepared according to the 2018 International Residential Code and the City of Alliance Municipal Code. Graphics are credited to the Colorado Chapter of the ICC. This handout is not intended to cover all circumstances. Additional or different information may be required by the City before approving any building permit application.

Contact Information:

City of Alliance	State of Nebraska
PO Box D	Electrical Division
324 Laramie Avenue	Phone: (308) 631-1828
Alliance, NE 69301	www.electrical.nebraska.gov
Phone: (308) 762-5400	
www.cityofalliance.net	

Residential Single Story Addition

Zoning Requirements:

Property Line Setbacks:

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

A. 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.

B. Two family dwellings constructed over a common lot line intended for individual ownership of each respective unit do not require a side setback along the shared lot line.

- If you are unable to locate your property lines, a licensed surveyor must locate your property corners to ensure an accurate site plan and correct building placement on the property.
- Any proposed addition must meet the setback requirements. This includes the addition to or extension of any structure built into the setbacks in the past.

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.
 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.

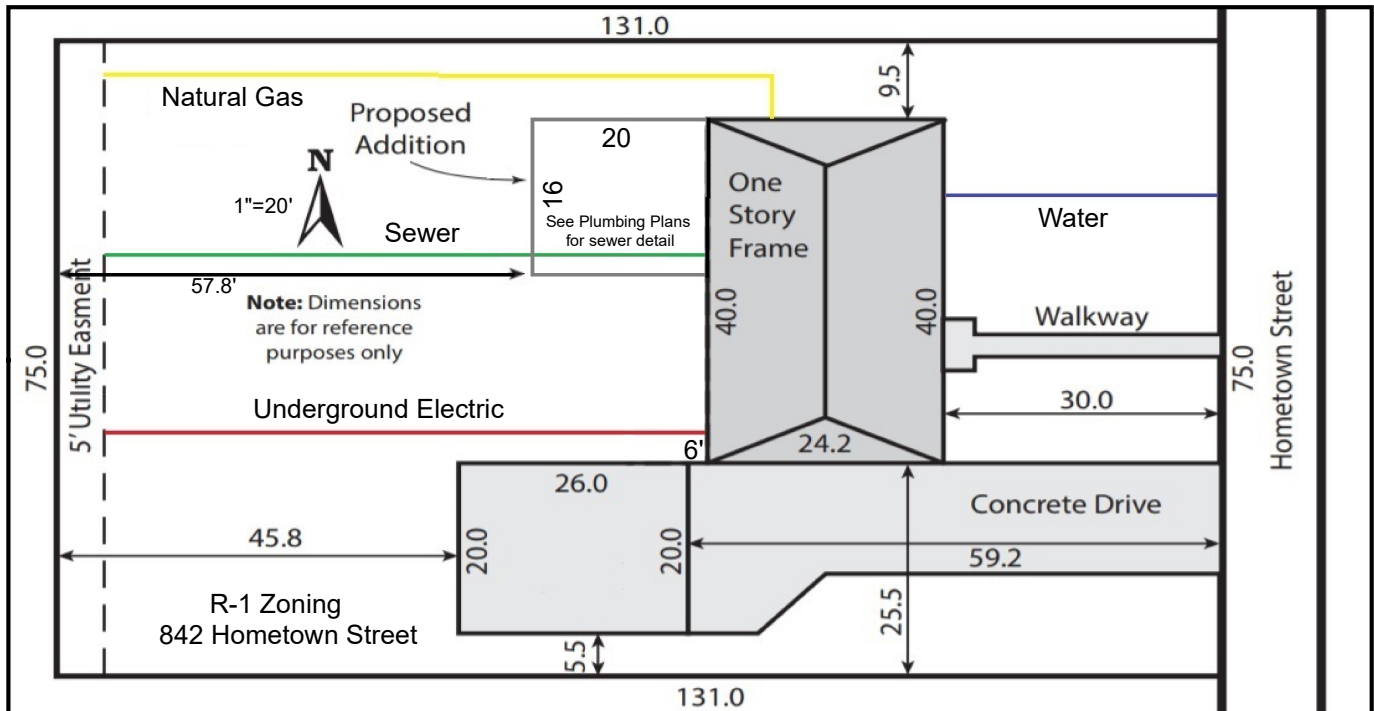
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Sample Site Plan:



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. Proposed utility service extension or relocation for the addition.
4. Downspout locations and where they will drain. Drainage may not be routed to the neighboring lot or City right of way.
5. The City may require additional information depending on the complexity of the project.

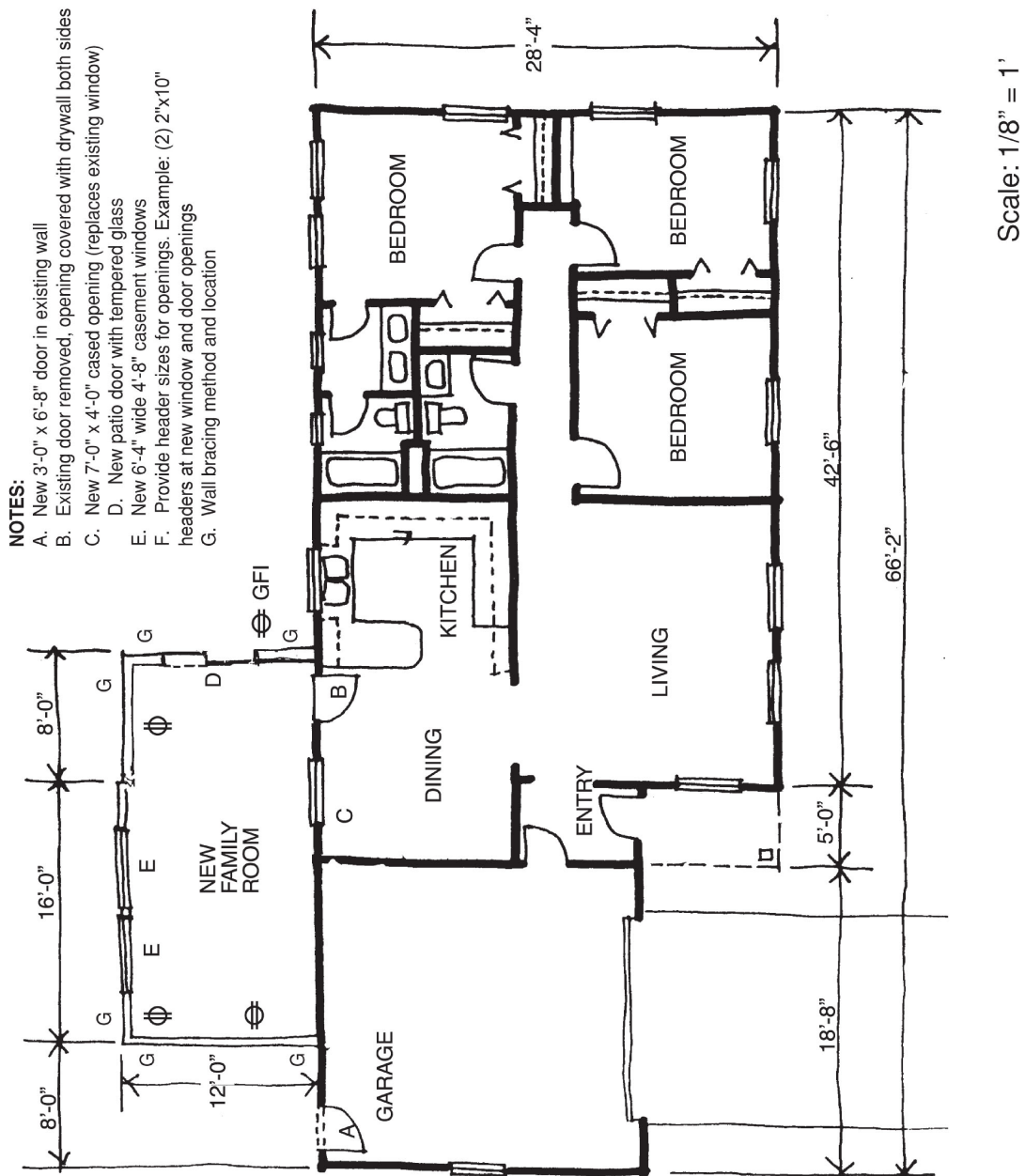
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Sample Floor Plan:



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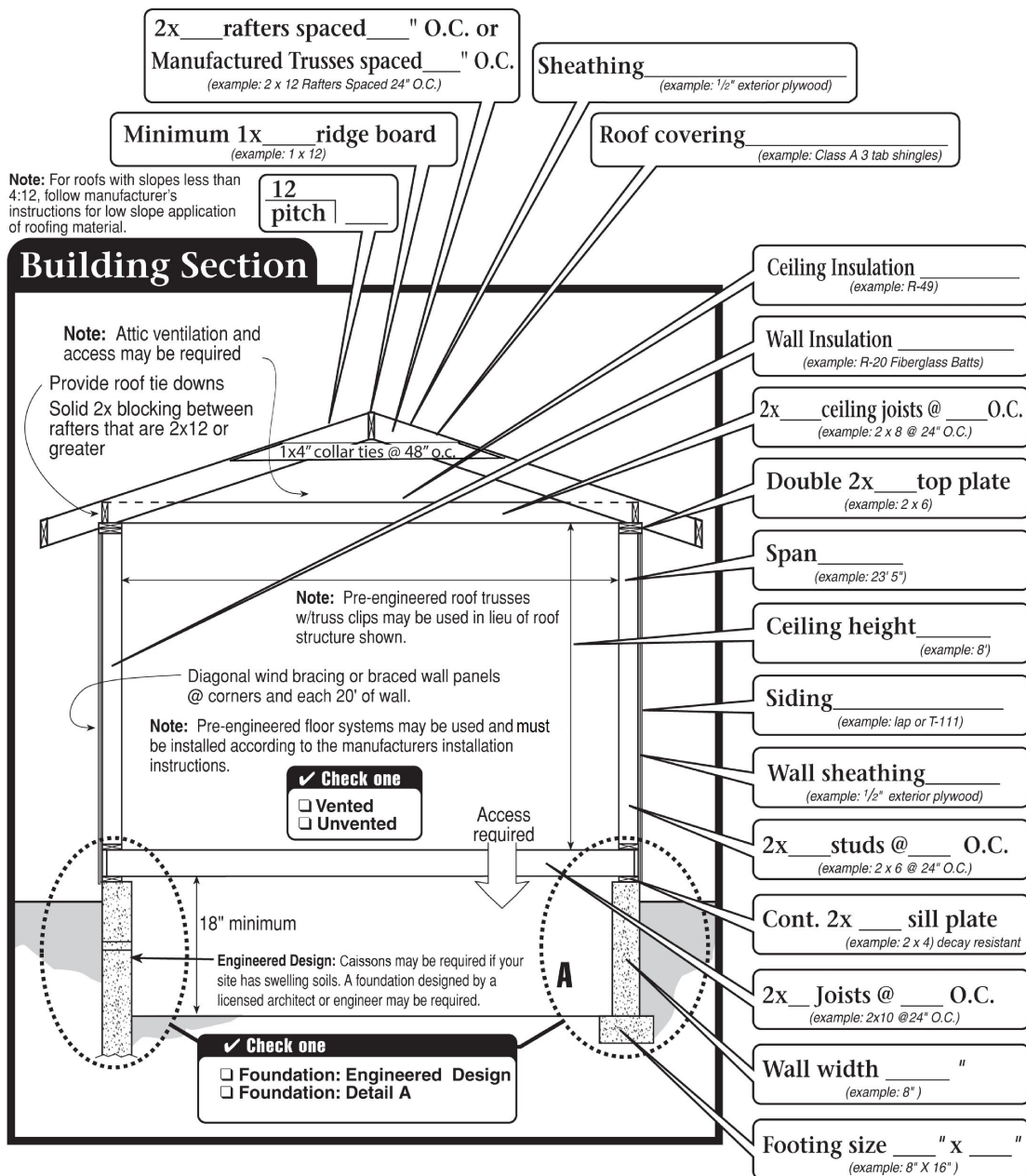
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Section View:



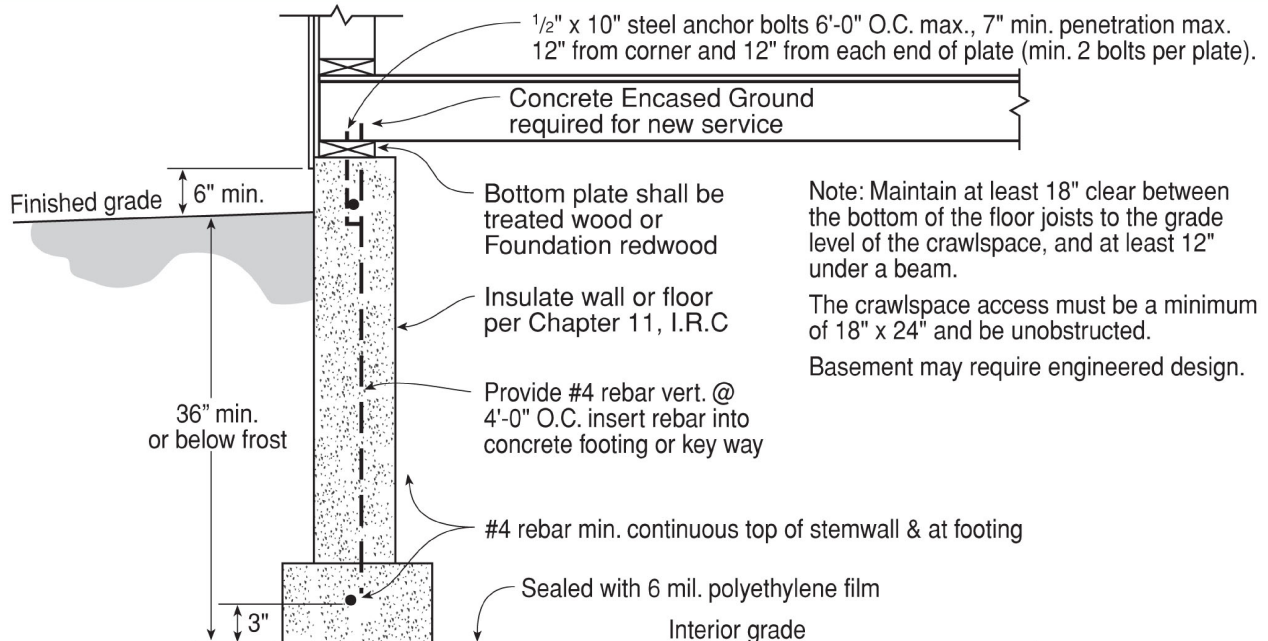
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Crawlspace Foundation Detail A



Other Notes:

1. Smoke Alarms: Smoke alarms are required to be hardwired and interconnected in new and existing bedrooms, and a minimum of one on each level unless the removal of interior wall finishes would be required. In this case, battery operated devices are acceptable in existing portions of the structure. Note the location on the floor plan.
2. CO Alarms: Carbon monoxide alarms are required on each floor with bedrooms if there are any fuel burning appliances in any part of the structure. They are recommended to be no further than 15' from any bedroom entrance. Do not install alarms within 15' of any fuel burning appliance. Always follow manufacturers recommendations for location, testing, and replacement. Note the location on the floor plan.
3. Additions may not enclose any bedroom or basement egress window.

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