

CITY OF WAHOO

BUILDING PERMITS

605 NORTH BROADWAY
WAHOO, NE 68066
(402) 443-3222
www.wahoo.ne.us

BUILDING PERMITS

Prior to beginning any work on a building or remodeling project in the City of Wahoo, you should check to see if it is permitted under Building Code and Zoning Regulations. Information is available at City Hall, 605 North Broadway, Wahoo, Nebraska 68066, or on the city's web site, www.wahoo.ne.us.

Travis Beavers is the Building Inspector/Zoning Administrator. His office phone is 402-443-3222, Ext. 16, or cell phone 402-277-0166. He is available in the office Monday through Friday. Questions may also be directed to the City Clerk's Office.

This pamphlet outlines the basic regulations for building permits as found in the City of Wahoo Zoning Regulations and Municipal Code.

Separate permits are required for plumbing, mechanical (heating, ventilation, air conditioning), or electrical work. Plumbing, mechanical and electrical contractors must be licensed with the City of Wahoo.

Permits are required for signs, with specific regulations found in Sec. 7.06 through 7.09 of the Wahoo Zoning Regulations.

Regulations for building sizes and heights, lot sizes and setbacks, signs, and permitted uses vary by zoning districts. Please check applicable regulations.

Permits ARE required for:

1. New construction.
2. Additions or expansion of existing structures, including living space, garages, porches, and decks.
3. Repair, replacement or remodeling where structural walls are removed or relocated.
4. Roof structure repair or replacement (decking or trusses) or change of roof line.
5. Foundation repair or replacement.
6. Moved in structures.
7. Change in grade of sidewalk or driveway.
8. Signs.
9. Fences.
10. Lawn sprinkler systems.

Accessory buildings, such as garages or storage sheds, are subject to size and height limitations and must comply with setback requirements.

Inspections are conducted throughout the construction process by the Building Inspector of all building, plumbing and heating and air conditioning work. Contact the Building Inspector to schedule inspections.

Electrical permits and inspections are handled by the State Electrical Division, 800 South 13th, Suite 109, P. O. Box 95066, Lincoln, Nebraska 68509, 402-471-3550.
www.electrical.state.ne.us

Questions about electric, water, sewer, and natural gas service and connections should be directed to Wahoo Utilities, 402-443-3222.

The Information Pamphlet for New Residential Construction is a more complete guide of what you need to know if you are building a new house.

Building permits WILL NOT be required for:

1. Maintenance or repair of existing conforming buildings and structures and associated electrical wiring, plumbing and sanitary sewer. This includes replacement of roofing, shingles, siding, storm windows, windows, steps, decks or porches where existing structure is not being expanded, enlarged or structurally changed, and sidewalks and driveways where grade is not changed.
2. Tool and storage sheds, playhouses, and similar uses, provided the floor area does not exceed 120 square feet. Before pouring a concrete pad for such structures, however, you should verify location of underground utility lines and utility easements.
3. Painting, papering, tiling, carpeting, cabinets, counter tops and similar interior finish work.

BUILDING PERMIT APPLICATION INSTRUCTIONS

Forms are available at the Building Inspector and City Clerk's Office, 605 North Broadway, Wahoo, Nebraska, or at www.wahoo.ne.us.

- Fill out form in full with name, phone number, address, and complete legal description of property.
- Submit Plot Plan with all dimensions of existing and proposed structures.
- Show all distances to lot lines, any easements or utilities.
- Submit plan of new building with dimensions and square footage.
- List all subcontractors.
- All subcontractors must have a City of Wahoo license.
- Diggers Hotline (811) must be called for utility location at least two working days prior to any digging or excavation.
- Submit all information with nonrefundable fee of \$30.00 to Building and Zoning Administrator.
- If approved, initial fee will be credited toward the total permit fee. Approval is indicated by Building and Zoning Administrator's signature on the completed permit application.

City of Wahoo Zoning Ordinance 1886

Section 9.03 Zoning Administrator. The provisions of this Ordinance shall be administered and enforced by a Zoning Enforcement Officer appointed by the City Council, who shall have the power to make inspection of buildings or premises necessary to carry out his or her duties in the enforcement of this Ordinance.

Section 9.04 Building Permits. The following shall apply to all new construction and all applicable renovations and remodels within Wahoo's Zoning Jurisdiction:

9.04.01 It shall be unlawful to commence the excavation for the construction of any building, or any accessory buildings, or to commence the moving or alteration of any buildings, including accessory buildings, until the Zoning Administrator has issued a building permit for such work.

9.04.02 Issuance of a building permit. In applying to the Zoning Administrator for a building permit, the applicant shall submit a dimensioned sketch or a scale plan indicating the shape, size and height and location of all buildings to be erected, altered or moved and of any building already on the lot. He shall also state the existing and intended use of all such buildings, and supply such other information as may be required by the Zoning Administrator for determining whether the provisions of this Ordinance are being observed. If the proposed excavation or construction as set forth in the application is in conformity with the provisions of this Ordinance, and other Ordinances of the City then in force, the Zoning Administrator shall issue a building permit for such excavation or construction. If a building permit is refused, the Zoning Administrator shall state such refusal in writing, with the cause, and shall immediately thereupon mail notice of such refusal to the applicant at the address indicated upon the application. The Zoning Administrator shall grant or deny the permit within a reasonable time from the date the application is submitted. The issuance of a permit shall, in no case, be construed as waiving any provisions of this Ordinance. A building or zoning permit shall become void 12 months from the date of issuance unless substantial progress has been made by that date on the project described therein.

Section 9.05 Certificate of Occupancy. No land or building or part thereof hereafter erected or altered in its use or structure shall be used until the Zoning Administrator shall have issued a certificate of occupancy stating that such land, building or part thereof, and the proposed use thereof, are found to be in conformity with the provisions of this Ordinance. Within three days after notification that a building or premises is ready for occupancy or use, it shall be the

duty of the Zoning Administrator to make a final inspection thereof and to issue a certificate of occupancy if the land, building, or part thereof and the proposed use thereof are found to conform with the provisions of this Ordinance, or, if such certification is refused, to state refusal in writing, with the cause, and immediately thereupon mail notice of such refusal to the applicant at the address indicated upon the application.

Section 9.06 Penalties. Pursuant to Neb. Rev. Stat. §19-913 (R.R.S. 1997), the owner or agent of a building or premises in or upon which a violation of any provisions of this Ordinance has been committed or shall exist or lessee or tenant of an entire building or entire premises in or upon which violation has been committed or shall exist, or the agent, architect, building contractor or any other person who commits, takes part or assists in any violation or who maintains any building or premises in or upon which such violation shall exist, shall be guilty of a misdemeanor and shall be punished by a fine not to exceed \$100 for any one offense. Each day of non-compliance with the terms of this Ordinance shall constitute a separate offense.

Nothing herein contained shall prevent the City from taking such other lawful action as is necessary to prevent or remedy any violation.

Section 9.07 Remedies. In case any building or structure is erected, constructed, reconstructed, altered, repaired, converted or maintained, or any building, structure, or land is used in violation of Neb. Rev. Stat. §§19-901 to 19-914 (R.R.S. 1997), or this Ordinance, or any regulation made pursuant to said sections, the appropriate authorities of the City may institute any appropriate action or proceedings to prevent such unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance or use, to restrain, correct, or abate such violation, to prevent the occupancy of said building, structure or land, or to prevent any illegal act, conduct, business or use in or about such premises.

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