

City of Gretna Guidelines & Requirements

Single-Family Dwelling

The City of Gretna requires all builders to comply with the 2018 International Residential Building Code, the 2017 National Electrical Code, the 2009 IECC-International Energy Conservation Code and the City of Gretna Zoning Code

The City of Gretna requires the following to be submitted prior to issuing a building permit:

1. Two complete sets of plans/blue prints. One to be kept on file at the city office, and one copy to be signed by the Building Inspector and handed back to the contractor, after approval (no red lines accepted)
2. One surveyor's certificate
3. One plot plan (certified by a registered land surveyor) showing existing and proposed structures with measurements
4. Completion of the Electrical Permit Application by your electrician. A copy of proof of liability insurance, as well as a copy of the State of Nebraska Contractor's license must be provided
5. All structures must comply with the energy requirements of the 2018 International Residential Code, 1 & 2 Family Residential Dwelling
6. Compliance shall be made in accordance with one of the following; (1) 2009 IECC-International Energy Conservation Code; (2) RES-Check, a signed compliance certificate must be submitted at this time; or (3) IRC-Chapter 11, Table N1102.1.
7. Completion of the building permit application
8. Percolation test, if applicable.

Required property line setbacks shall be maintained. These are as follows:

	<u>R-1,R-2,R-3</u>	<u>RE, RE-A, TA, & AG</u>
Front Yard	25 ft	50ft.
Street Side Yard	*15 ft	25ft.
Interior Side Yard	7.5ft	25ft.
Rear Yard	25 ft	25 ft.

*In existing developed areas, the street side yard (corner lot) setback may conform to existing setbacks of existing structures along that street (15 ft.). In new developments, the street side yard setback shall be equal to the front yard setback (25 ft.).

Building permit shall expire within 180 days (6 mos.) if a substantial beginning has not been made in the construction or establishment of the use applied for and within one year if not completed.

Please see required inspections on next page

Required Inspections

1. Temporary Pole Inspection - After the electrician has set the pole - prior to contacting OPPD.
 2. Footing Inspection - After the footings are dug and before concrete is poured.
 3. Foundation Inspection
 4. Ground Work Inspection - Plumbing lines concealed below the floor slab.
 5. Rough-In Electrical Inspection
 6. Braced Wall Inspection – Garage Wall
 7. Rough-In Building - After all framing, plumbing, or mechanical systems (heating and cooling ducts, controls, etc. and after the electrical inspection passes) are "roughed-in", but before insulating and concealing work.
 8. Wall Insulation – Before concealing work
 9. Attic Insulation Inspection
 10. Water/Sewer Tap Inspection - After installation of water/sewer line and taps have been completed and before covering.
 11. Septic Inspection (if applicable) - Once system is complete, inspect tank and fields and before covering.
 12. Final Electrical Inspection - After the completion of the electrical fixtures (Before Building Final)
 13. Water Final Inspection – Make sure the water shut-off is up-to-grade and operational, Make sure the water meter is installed properly, and make sure the touch-read pad is installed in the vicinity of the gas meter with about 6" of clearance for MXU Box (for billing)
 14. Final Building Inspection - After the Electrical Inspection and water final passes
- No occupancy will be permitted until water and sewer facilities are approved and final inspection has been obtained from the City of Gretna.
 - A \$500.00 fine will be assessed to the contractor for occupancy without an approved final inspection.
 - Re-inspection fee of \$80.00 per inspection will be charged in excess of two.

Please allow a 24-hour notice when calling for an inspection.....402-332-3336, ext. 209.

The Building permit fee is based on square footage.

This informational sheet is a summary guideline and is not inclusive of all codes and regulations.