

Garage, Shed  
&  
Pole Barn

Design Requirements



**Building Inspection Department**  
**205 North 4th Street**  
**Beatrice, Nebraska 68310**

**Phone (402) 228-5250 Fax (402) 228-2312**

Date: October 1, 2007

To: All Property Owners, Contractors and Building Designers

RE: New Garage, Shed & Pole Barn Design Parameters

Building Design Parameters –

Seismic Zone: 2A  
90 MPH Wind Speeds  
25 PSF Snow Loads  
Severe Climate for Concrete  
Minimum Footing depth 36" (400 Sq/Ft and Above)

Permit Applications Required –

Building Permit  
(other permits may apply)

Required Plan Submittals –

Plot Plan  
Foundation Plan  
Framing Plan

Electrical Permits –

All Electrical Permits are issued by the  
State of Nebraska – Electrical Division @ ([www.Nebraska.gov](http://www.Nebraska.gov))

Inspections Required –

Footing  
Framing (Framing Inspection will be the  
Final Inspection if not finishing  
the interior of the structure)  
Final Inspection

Basic Requirements & Restrictions –

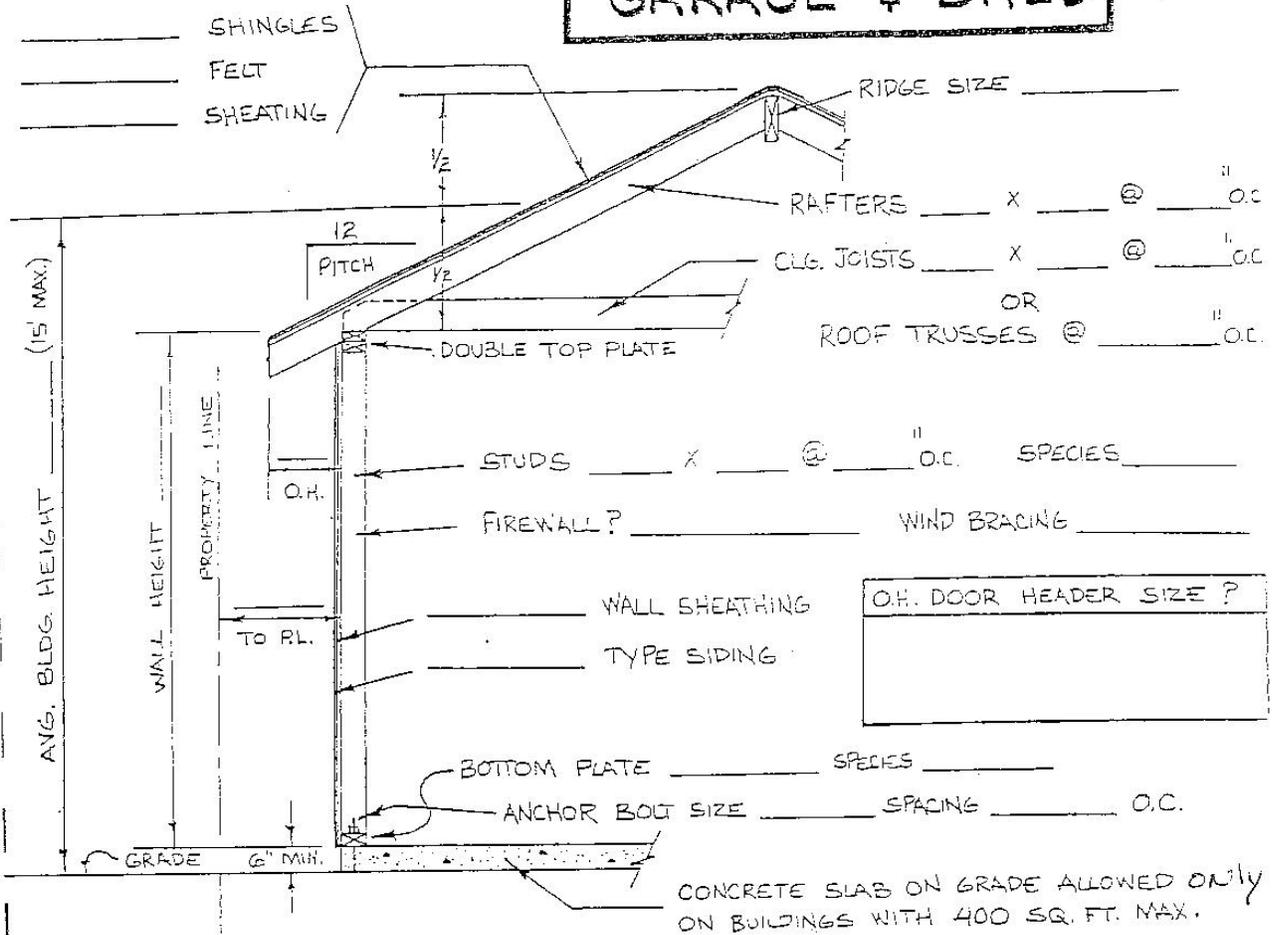
1. Property Owner's are responsible to locate property pins prior to any permit being issued.
2. Setbacks must be a minimum of five feet (5') from any property line.
3. Setbacks must be a minimum of ten feet (10') from any other structure.
4. Setbacks are allowed to be even with or behind existing house. (No front yard placement will be allowed)
5. If over head doors face an alley the garage shall be set back from the property line fifteen (15') feet.
6. Permit Holder responsible for calling Diggers Hotline at 1-800-331-5666 prior to start of construction.
7. Permit Holder responsible for calling for all required inspections.
8. Setbacks must be a minimum of five feet (5') from any underground Electrical Easement or Water Easement.
9. Setbacks must be a minimum of ten feet (10') from any Sewer Easement.
10. If a homeowner elects to build over or under any city utility mains or service lines, the city shall not be responsible for any repair or replacement of any removed structure during routine or emergency maintenance.

Garages and Sheds up to a maximum of 1,200 Sq. Ft. may use the reverse side of this document for the building plans. All structures using 'truss' systems must have 'truss' documents available on site at the time of inspections. Plot plans must show dimensions of the structure and placement of structure on the property with the setbacks showing from the property lines and other structures including neighboring property structures.

All Pole Barns must have a minimum of 36" footing depth for the poles. Truss documents must be on site at time of inspections. Use reverse side of this form for wall & roof heights, truss spacing and type of siding being installed.

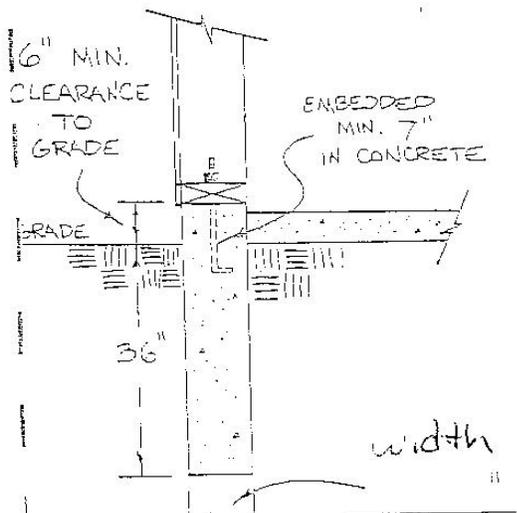
All questions may be directed to the Department of Community Planning & Building Safety at (402) 228-5250.

# GARAGE & SHED



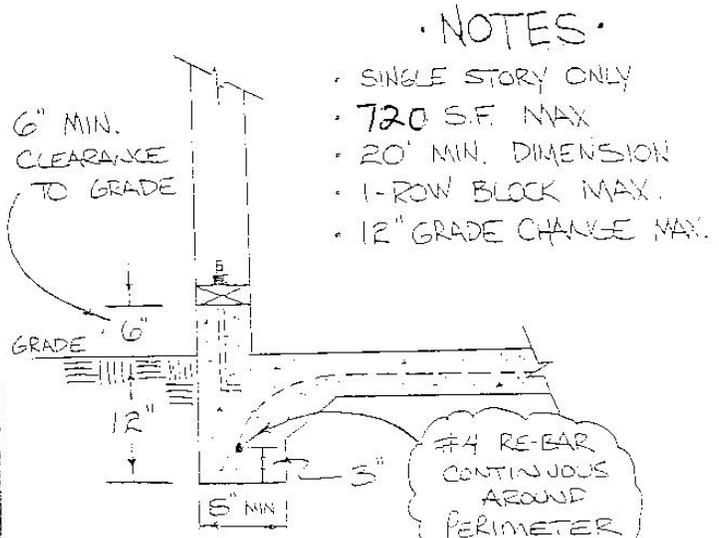
## FROST-FREE FOOTING •

\* FOR BLDGS OVER 400 SQ. FT.



## • MONOLITHIC SLAB •

\* FOR RESIDENTIAL BLDGS UP TO 720 SQ. FT.



### • NOTES •

- SINGLE STORY ONLY
- 720 S.F. MAX
- 20' MIN. DIMENSION
- 1-ROW BLOCK MAX.
- 12" GRADE CHANGE MAX.