

Room Additions  
Design Requirements



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

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

Date: February 1, 2008

To: All Property Owners, Contractors and Building Designers

RE: Room Additions (This document WILL NOT include basement finishes but will include permanently closed in porches)

Building Design Parameters –

- Seismic Zone: 2A
- 90 MPH Wind Speeds
- 25 PSF Snow Loads
- Severe Climate for Concrete
- Minimum Footing depth 36"

Electrical Permits –

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

Permit Applications Required –

- Building Permit
- Plumbing & Mechanical Permits  
(other permits may apply)

Required Plan Submittals –

- Plot (Site) Plan (use reverse side of Permit)
- Storm Water Prevention (use reverse of Permit)
- Energy compliance Documents
- Foundation, Framing, Plumbing and  
Mechanical plans

Inspections Required –

Please review 'Required Inspections' Handout (No occupancy will be granted until approval by Building Official)

Basic Requirements & Restrictions –

1. Property Owner's are responsible to locate property pins prior to any permit being issued.
2. Permit Holder are responsible for calling Diggers Hotline at 1-800-331-5666 prior to start of construction.
3. Permit Holder are responsible for calling for all required inspections.
4. Setbacks must be met for all property lines and utility easements as required by City Codes.
5. ALL Room Additions shall meet the 'Egress Requirements' (Please refer to 'Egress Requirements Handout')
6. ALL Room Additions shall meet the 'Energy Code Requirements'
7. ALL Room Additions will meet the requirements for new construction (same as a new house)

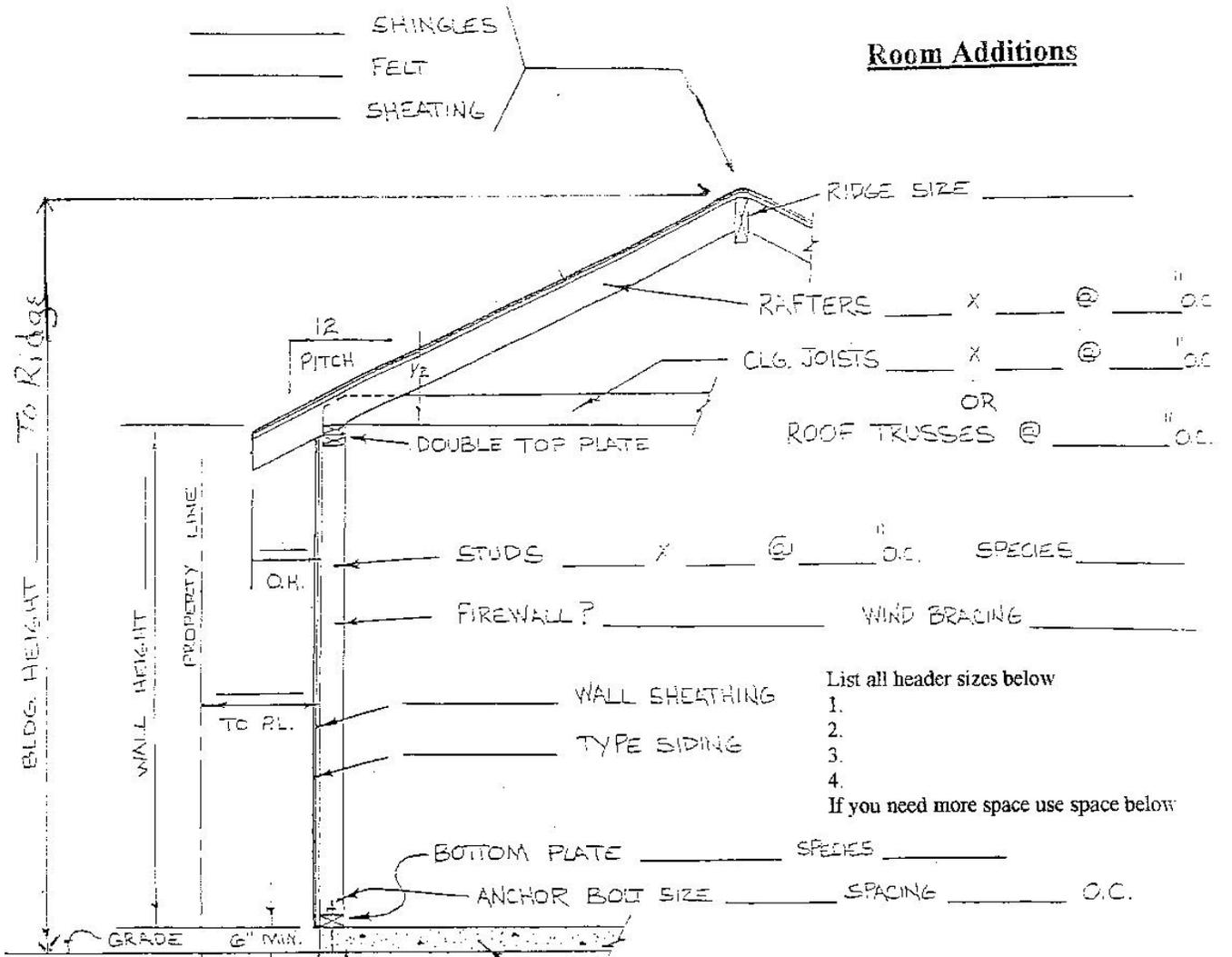
All Room Additions shall meet the minimum requirements of new construction, the same as a new house. Permit applicants may use the reverse side of this document for room additions up to 400 square feet. When Room Additions exceed 400 square feet a set of plans will be required, you may use the reverse side of this document for called out specifications along with the Room Addition plan requirements.

Energy Code Compliance Documents shall be mandatory on ALL Room Addition permits. It is the Applicants responsibility to submit these documents prior to any permit being issued.

All Permit Holders shall be responsible for Storm Water Protection during this project. For further information please refer to handout documents available in the Community Planning and Building Inspections Department.

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

# Room Additions



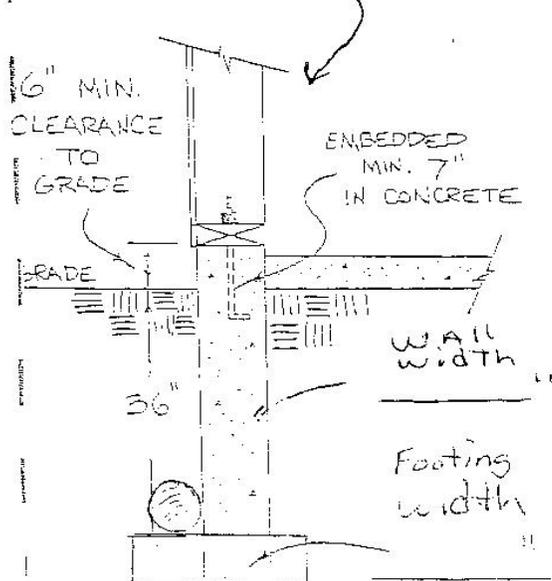
List all header sizes below

- 1.
- 2.
- 3.
- 4.

If you need more space use space below

Concrete slab 4" minimum with vapor barrier  
 Crawl space must have a minimum of 24" head room clearances and openings as per Building Codes.

## Footing Details



Additional Informations:

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