

Deck & Porch  
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: Deck and Porch Design Parameters

Building Design Parameters –

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

Electrical Permits – If required

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

Permit Applications Required –

Building Permit  
(other permits may apply)

Required Plan Submittals –

Plot Plan  
Footing Plan  
Framing Plan (include roof)

Inspections Required –

Footing  
Framing (Framing Inspection will be the  
Final Inspection if no roofing  
or screening is provided)  
Final Inspection

Basic Requirements & Restrictions –

1. Property Owner's are responsible to locate property pins prior to any permit being issued.
2. Setback for front decks and porches that are covered is twenty five (25) feet from the front property line (Pin).  
(Some exceptions apply – verify with Building Department)
3. Front decks and porches (Uncovered / no roof) may encroach into the front yard setback ten (10) feet from existing structure.
4. Permit Holder responsible for calling Diggers Hotline at 1-800-331-5666 prior to start of construction.
5. Permit Holder responsible for calling for all required inspections.
6. 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.

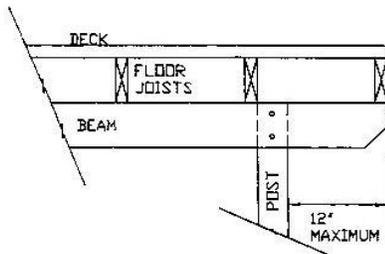
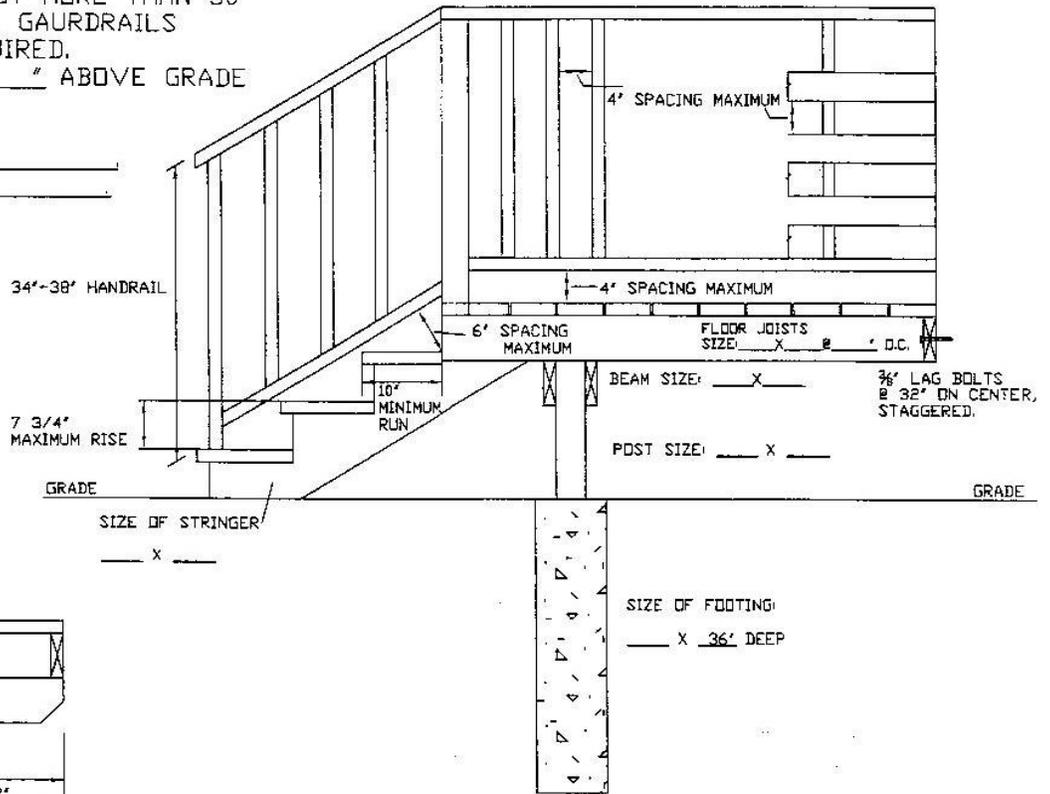
Plot plans must show dimensions of the structure and placement of structure on the property with the setbacks showing from the property lines and other structures including neighboring property structures, plot plans are mandatory to issue permits. You may use the reverse side of this document to show materials and specific details of this project (lumber sizes, post sizes, etc.). if you elect to draw your own plans include all the items listed on this document and it's reverse.

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

# DECK DETAIL

**NOTES:** \* IF DECK IS NOT MORE THAN 30" ABOVE GRADE, GAURDRAILS ARE NOT REQUIRED.  
 \* DECK IS \_\_\_\_\_" ABOVE GRADE

**LUMBER:** \* SPECIES \_\_\_\_\_  
 \* GRADE \_\_\_\_\_



**NOTES:** 1. SHOW FOOTING LOCATIONS.  
 2. INDICATE PIER DIAMETER AND DEPTH (1 SQ. FT. FOOTING PER 40 SQ. FT. OF DECK AREA).  
 3. INDICATE WHETHER A SPA OR HOT TUB WILL BE PLACED ON THIS DECK. (1 SQ. FT. FOOTING PER 20 SQ.FT. OF DECK AREA).

## SITE PLAN REQUIREMENTS

1. PROPERTY ADDRESS & LEGAL DESCRIPTION.
2. ALL PROPERTY DIMENSIONS.
3. SHOW ALL EASEMENTS.
4. LOCATION OF ALL PERMANENT STRUCTURES.
5. LOCATION OF DECK; DISTANCE TO PROPERTY LINES.

