

Building Guide

Single Family Residential Addition

How to Use this Guide

1. Complete the Building Guide by filling in the blanks on page two and indicating which construction details will be used, and the R value of insulation used.
2. Provide Plot Plans showing dimensions of your project or addition and its relationship to existing buildings or structures on the property. Show all easements and the distance to existing property lines drawn to scale.
3. Provide Floorplans.
Drawn to scale. See example on page 4.
4. Fill out a Building Permit Application.

The majority of permit applications are processed with little delay. The submitted documents will help determine if the project is in compliance with building safety codes, zoning ordinances and other applicable laws.

Smoke alarms are required to be hardwired and interconnected in new and existing bedrooms, halls and on each level unless removal of interior wall or ceiling finishes would be required. In this case, battery operated devices are acceptable.

This handout was developed as a basic plan submittal under the 2015 Uniform Codes. It is not intended to cover all circumstances. Check with your City of Grant Building Inspector for additional requirements.



Single Family Residential Addition

Site Plan:

- 1. When drawing your plot plan** be sure to show the location of electric, gas, sewer and water service lines. If you don't know where they are, call the Diggers Hotline 1-800-331-5666 or 811. They will come out and locate lines for you. Remember to ask them about the cost.
- 2. Show where the existing** electric and gas meters are located on your home. These meters may have to be relocated and it is best to know this before you start construction.

Floor Plan:

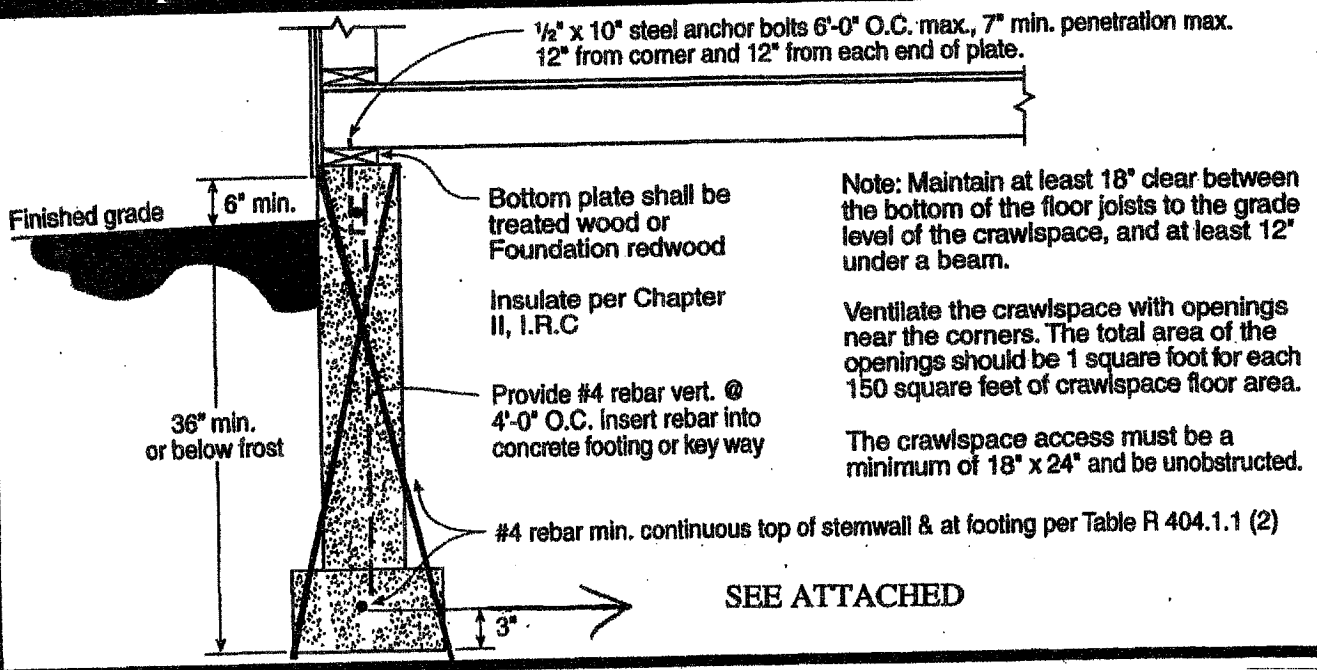
- 1. Smoke alarms.** Smoke alarms are required to be hardwired and interconnected in new and existing bedrooms, halls and one each level unless removal of interior wall or ceiling finishes would be required. In this case, battery operated devices are acceptable.
- 2. Additions not to include** bedroom egress windows.
- 3. Landings are required** at exterior doors. The landing may be as much as eight inches lower than the floor of the room, but it must be at least 3' x 3'. There is no limit as to how large it can be.
- 4. Safety glass is required** at specific locations. When you draw in the location of the new windows on the floorplan, the plan reviewer can identify which ones require safety glass.
- 5. Heat is required** in all habitable rooms. Show how the addition will be heated on the plan.

Electric Code may require an upgrade or relocation. Indicate the size of your electric service (the number on the main breaker) on your plan. This can help the plan reviewer determine if an upgrade is needed before you start construction.

Roof Overframe

When constructing a new valley use a continuous board under the bottom cut of the new rafters to provide a solid nailing surface. The board should be at least 2" thick, nominal and should be at least as wide as the base of the new rafter.

Crawlspace Foundation Detail



Single Family Residential Addition

2x ___ rafters spaced ___ " O.C. or
Manufactured Trusses spaced ___ " O.C.
(example: 2 x 12 Rafters Spaced 24" O.C.)

Sheathing _____
(example: 1/2" exterior plywood)

Minimum 1x ___ ridge board
(example: 1 x 12)

Roof covering _____
(example: Class A 3 tab shingles)

Note: For roofs with slopes between 2:12-4:12, follow manufacturer's instructions for low slope application of roofing material.

12
pitch

Underlayment _____
(example: 1 layer 15# felt)

Building Section

Note: Attic ventilation and access may be required

Provide roof tie downs and solid 2x blocking between rafters (2x12 or greater)

Ceiling Insulation _____
(example: R-38)

Wall Insulation _____
(example: R-19 Fiberglass Batts)

2x ___ ceiling joists @ ___ O.C.
(example: 2 x 8 @ 24" O.C.)

Double 2x ___ top plate
(example: 2 x 6)

Span _____
(example: 23' 5")

Ceiling height _____
(example: 8')

Note: Pre-engineered roof trusses w/truss clips and hardened nails may be used in lieu of roof structure shown.

Diagonal wind bracing or plywood shear panels @ corners and each 25' of wall.

Note: Pre-engineered floor systems may be used and should be installed according to the manufacturers installation instructions.

Siding _____
(example: lap or F-111)

Wall sheathing _____
(example: 1/2" exterior plywood)

2x ___ studs @ ___ O.C.
(example: 2 x 6 @ 24" O.C.)

Cont. 2x ___ sill plate
(example: 2 x 4)

18" minimum from the interior grade level to the bottom of the floor joists.

Engineered Design: Cassions may be required if your site has swelling soils. A foundation designed by a Colorado licensed architect or engineer may be required.

2x ___ Joists @ ___ O.C.
(example: 2x10 @ 24" O.C.)

Wall width _____ "
(example: 8")

Check one
 Foundation: Engineered Design
 Foundation: Detail A
(see page 3)

Footing size _____ " x _____ "
(example: 8" X 16")

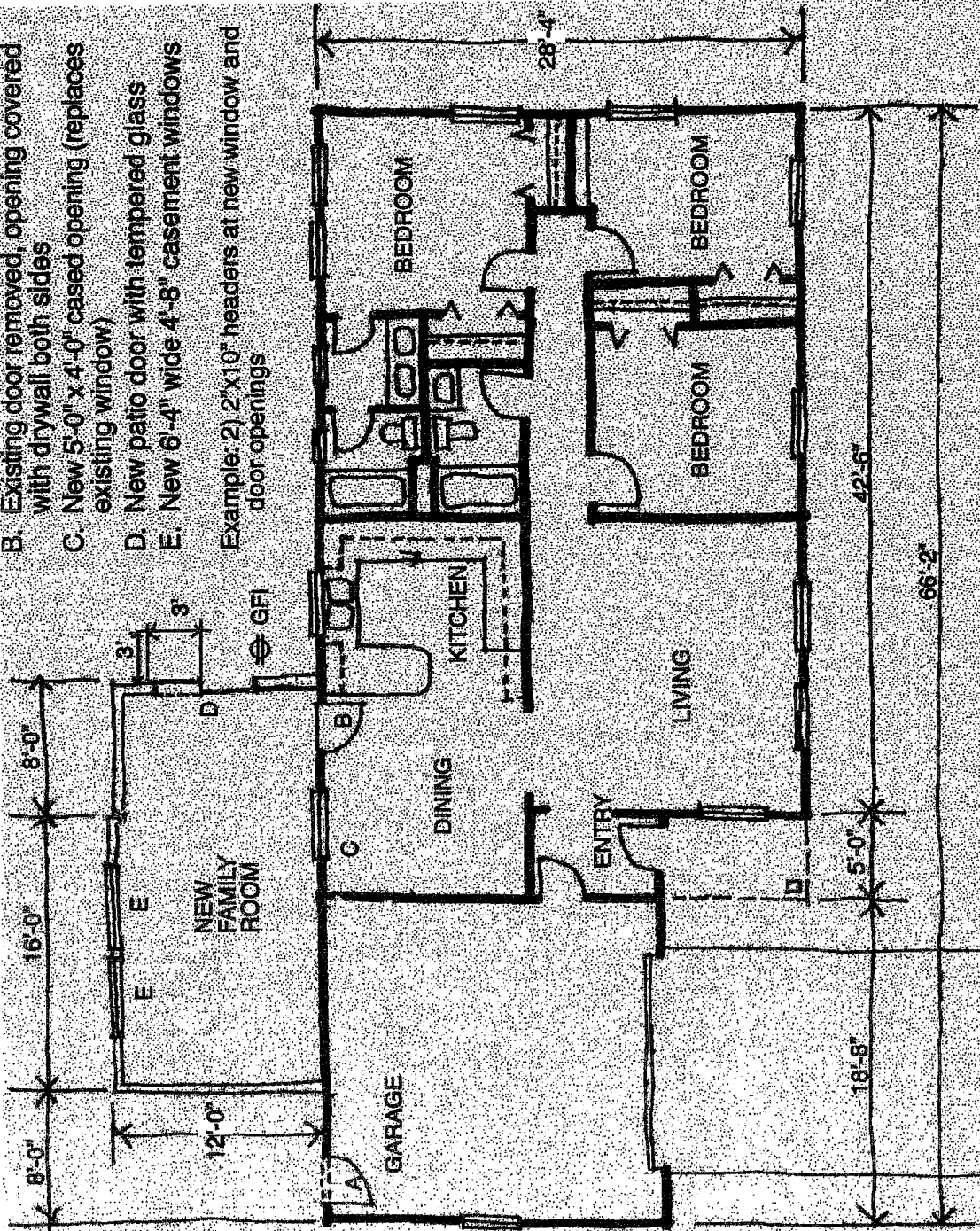
Property Address: _____

Single Family Residential Addition

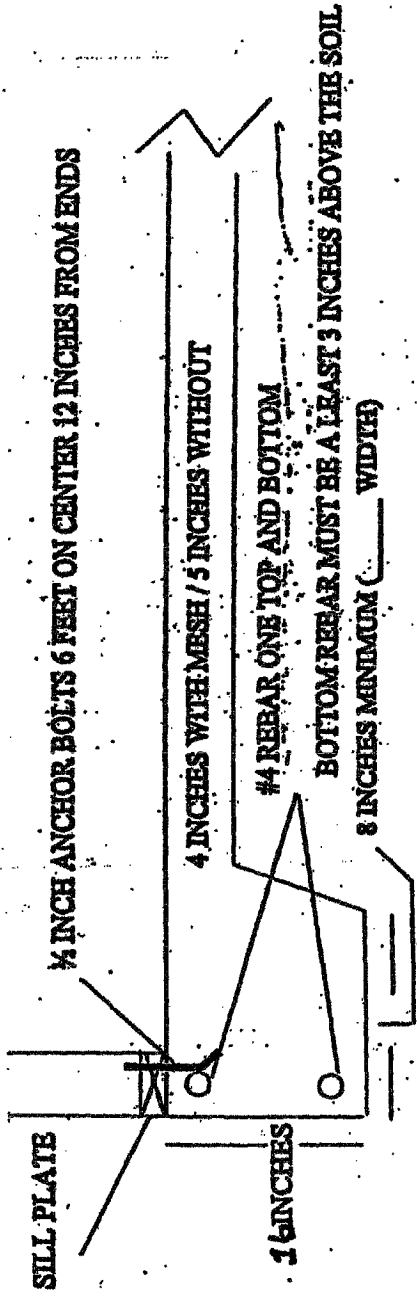
Sample Floor Plan

NOTES:

- A. New 3'-0" x 6'-8" door in existing wall
 - B. Existing door removed, opening covered with drywall both sides
 - C. New 5'-0" x 4'-0" cased opening (replaces existing window)
 - D. New patio door with tempered glass
 - E. New 6'-4" wide 4'-8" casement windows
- Example: 2) 2"x10" headers at new window and door openings

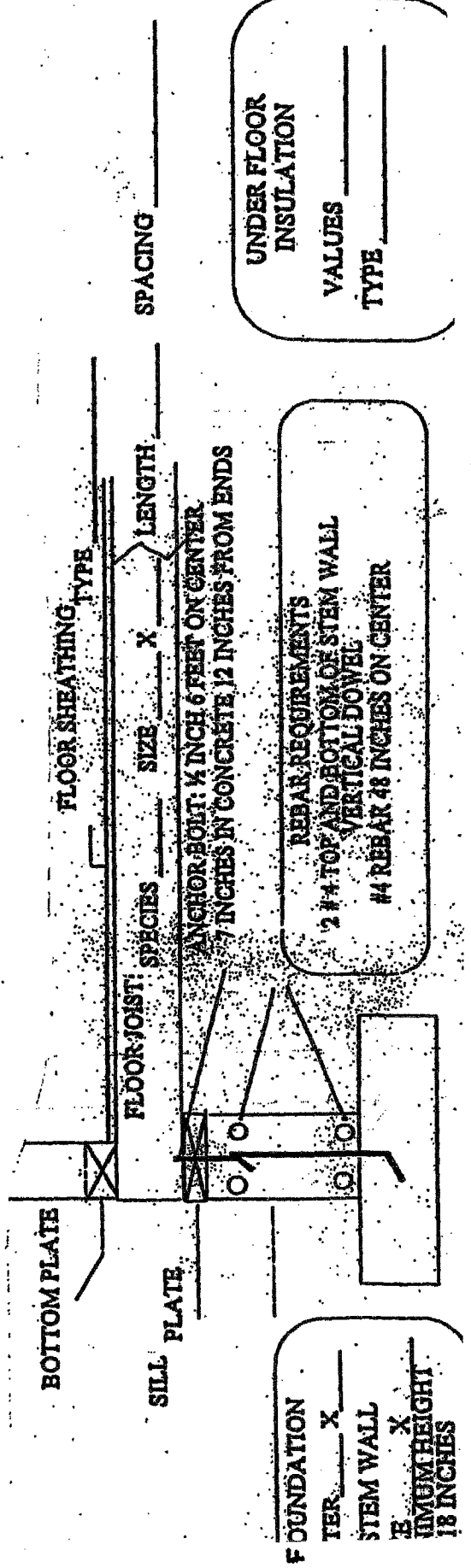


OPTION A _____



OPTION B _____

FOOTER & STEM WALL W/ CRAWL SPACE



APPLICATION AND PERMIT FOR BUILDING OR STRUCTURE

CITY OF GRANT, NEBRASKA

Date applied _____

Type of permit: BUILDING FENCE SIGN RESIDENTIAL NON-RESIDENTIAL

OWNER INFORMATION

Name: _____ Mailing Address: _____

Phone Number: _____ Physical Address: _____

CONTRACTOR INFORMATION

Name: _____ Mailing Address: _____

Phone Number: _____

PROJECT INFORMATION

Address of Building Site: _____ Lot Size: _____

Legal Description of Lot: _____

Approximate Cost of Improvements: _____ Current Zoning: _____

Description of construction: _____

Size of structure or addition:

Main Level _____ sq. ft. _____ 2nd Story _____ sq. ft. _____

Basement _____ sq. ft. _____ Other _____ sq. ft. _____

Attached Garage _____ sq. ft. _____ TOTAL SQUARE FEET _____

Location on lot: _____ ft. from front property line or curb _____ ft from rear or alley

Side yard set backs: _____

Principal type of structure: Wood Frame Structural Steel Masonry Other

Water Tap required: YES or NO. Size _____ Sewer tap required: YES or NO

Electrical Service desired: YES or NO. Size _____ Tap fees paid by _____

State Electrical permit required: _____ By Licensed electrician _____ or Owner _____

BUILDING INSPECTOR / RESTRICTIONS: _____

Note: Applicants agree that owners must adhere to building restrictions over any and all easements and that all work related to this project be performed in accordance with the provisions of the International Code Council (ICC) and the City of Grant building codes and zoning ordinances and any restrictive covenants.

Applicant name _____ Permit Fee \$ _____

Applicant Signature _____ Paid Check # _____

Approved _____ Date _____

Building official