

Building Guide

Grant, Nebraska

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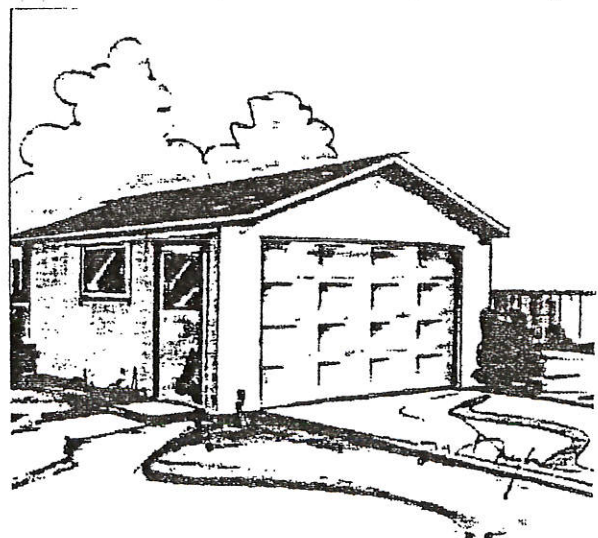
Single Family Residential Detached Garage

How to Use this Guide

- 1. Complete this Building Guide** by filling in the blanks on page two and three, and indicating which construction details will be used.
- 2. Provide a Floor Plan** (site plan) showing dimensions of your project or addition and its relationship to existing buildings or structures on the property and the distance to existing property lines.
- 3. 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.

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 Detached Garage

Directions

1. Fill in the blanks on pages 2 and 3 with dimensions and materials which will be used to build the structure. Please print legibly.
2. Indicate in the check boxes on page 3 which detail from page 4 will be used.

Address: _____

Floor Plan

Overall width _____

Show door and window header sizes and location and size of landing in front of door

3 1/2" minimum concrete slab

Slope

Header size () x _____
(example: (2) 2 x 10)

Note:
If roof trusses or rafters bear on header, special header design may be required

Garage door opening

Double 2x4 or 2x6 trimmers each end of overhead door header

Garage door opening width _____

Overall length _____

Single Family Residential Detached Garage

NOTE: Roof not to exceed 24 foot span

Building Section

Provide solid 2x blocking
between rafters or trusses

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.

A

B

☒ Kitec 4000

☐ Foundation Detail A
☐ Foundation Detail B
(see page 4)

2x _____ rafters spaced _____" O.C.
(example: 2 x 10 Rafters Spaced 24" O.C.)

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

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

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

Underlayment _____
(example: 2 layers 15# felt)

12
pitch _____

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

Double 2x _____ top plate
(example: 2 x 4)

Span _____
(example: 23' 5")

Ceiling height _____
(example: 8')

Siding _____
(example: 1ab or T-111)

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

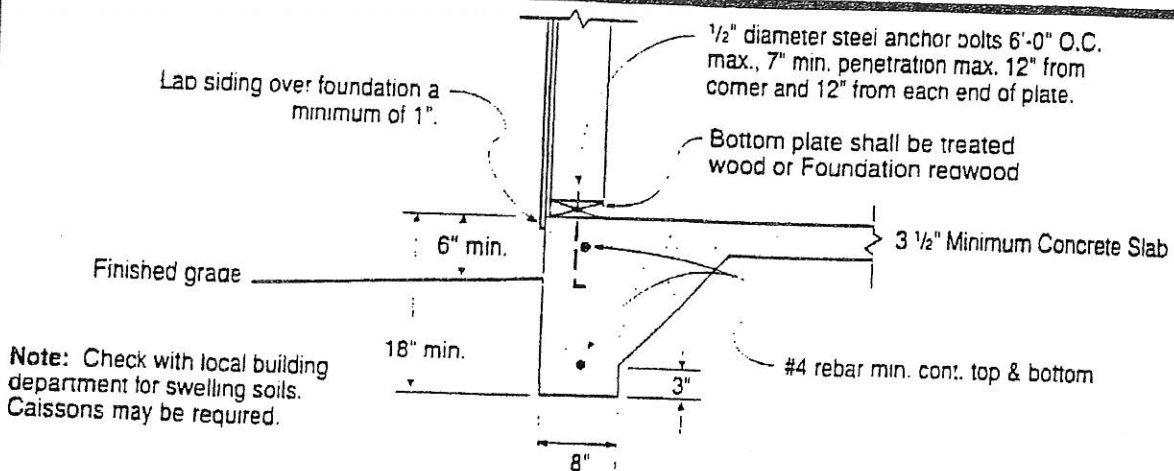
2x _____ studs @ _____ O.C.
(example: 2 x 4 @ 24" O.C.)

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

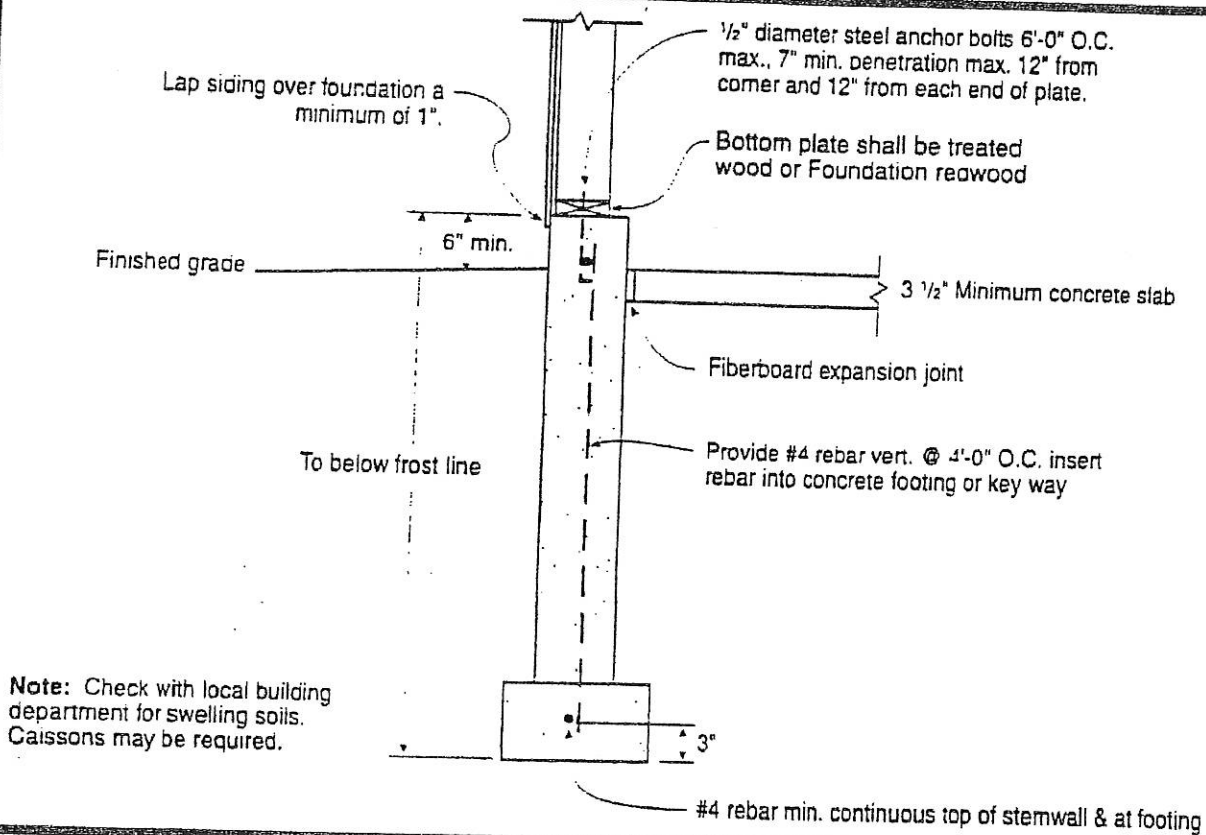
Footing size _____ x _____
(example: 8" x 16")

Single Family Residential Detached Garage

Foundation Detail A



Foundation Detail B



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