



## SMALL TOWN VALUES

1115 13TH AVENUE PO BOX 79  
SIDNEY NEBRASKA 69162

## BIG TIME OPPORTUNITIES

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## SIDNEY NEBRASKA PERMIT/DOCUMENTS POLICY

- 1) All permits expire if work does not start within 180 days from date of issuance or no work for 180 days. If this happens the owner must request in writing an extension and show cause and pay one half of the permit fee.
- 2) To obtain a *permit*, the applicant shall first file an application therefor in writing on a form furnished by the **Building Official** for that purpose. Such application shall:
  1. Identify & describe the work to be covered by the *permit* for which the application is made.
  2. Describe the land on which the proposed work is to be done by legal description, street address or similar Description that will readily identify & definitely locate the proposed building or work.
  3. Indicate the use & occupancy for which the proposed work is intended.
  4. Be accompanied by *construction documents* & other information as required by the **Building Official**.
  5. State the valuation of all of the proposed work including self labor and material. Final valuation shall be Set by the **Building Official**. (Sec 109 2012 IBC)
  6. Be signed by the applicant(s) or authorized agent.
  7. Give such data & information as required by the **Building Official**.

## CONSTRUCTION DOCUMENTS

- 1) Submittal documents consisting of *construction documents*, & other data shall be submitted in two or more sets with Each application for a *permit*.
- 2) *Construction Documents* shall be drawn on suitable material.
- 3) *Construction Documents* shall be of sufficient clarity to indicate the location, nature & extent of the work proposed & Show in detail that it will conform to the provisions of this code & relevant laws, ordinances, rules & regulations, as determined by the **Building Official**, all braced wall lines, shall be identified on the construction documents & all pertinent information including, but not limited to bracing methods, location & length of braced wall panels, foundation requirements of braced wall panels at top & bottom shall be provided.
- 4) *Construction Documents* shall show size of footings & foundations along with rebar placement, location & sizes of windows for egress purposes as well as natural light & ventilation. Size of headers of doors & windows, size of rafters, floor & ceiling joists, thickness of roof sheathing, & roofing material.
- 5) *Construction Documents* for all buildings shall describe the exterior wall envelope in sufficient detail to determine compliance with the building code. They shall also provide details of flashing, intersections with dissimilar materials, corners, end details, control joints, intersections with roof, eaves or parapets, means of drainage, water-resistive membranes & details around openings along with information of maintaining weather resistance of the exterior.
- 6) *Construction Documents* submitted with the application for *permit* shall be accompanied by a site plan showing size & location of new construction & existing structures on the site & distances from lot lines.

PER SECTION 104 OF THE 2012 IBC & 2012 IRC  
THE BUILDING OFFICIAL  
IS THE:  
“AUTHORITY HAVING JURISDICTION”