SPRINGFIELD
NEBRASKA

BUILDING PERMIT REQUIREMENTS

DETACHED GARAGE / POLE BARN

Construction of a detached garage or pole barn requires a building permit from the City of Springfield. To obtain a building permit, please submit the following information to City Hall:

- Springfield Building Permit Application, including:
  - Name and contact information of the property owner(s)
  - Address, parcel number, and legal description of the property
  - Name and contact information of the contractor (person performing work)
  - Detached Garage/Pole Barn checkbox checked
    - **NOTE:** If structure is 144 sq ft or smaller, it is considered a yard shed. Anything larger is considered a detached garage.
  - Length, Width, and Height of structure
  - Type of Materials for structure
- Building plans for the structure, including footing detail.
  - Two (2) paper copies and one (1) electronic copy <u>if plans are larger than 11" X 17"</u>.
- Plot plans of the property showing the property lines, the location of the proposed structure with distances from the structure to all property lines and existing structures (e.g., house, building, deck, fence, etc.), and square footage of structure.
  - Two (2) paper copies and one (1) electronic copy <u>if plans are larger than 11" X 17"</u>.
- Approximate locations of all structures on the property (i.e. house, garage, deck, etc.) with square footage information on all existing structures

If the detached garage/pole barn will include mechanical, plumbing, and/or electrical, you must also submit the following information:

- Mechanical/HVAC, Plumbing & Electrical Application, including:
  - Date
  - Applicant Name and contact number(s)
  - Project Address and property type
  - Mechanical, Plumbing, and/or Electrical Fixtures section(s) completed
  - Description of work being done
  - Name, address, phone number, license number, expiration date, and issuing authority for electrical contractor **<u>if electrical fixtures will be added</u>**
  - Applicant name and signature, as well as contact information.

NOTE: Detached accessory buildings or structures shall be located **no closer than 10 feet to any other accessory or principal building** as provided in the local building code.

Detached garages and outbuildings in Residential Districts, except for the AR District, for storage uses and other structures customary and appurtenant to the permitted uses shall be constructed of materials customarily used in residential construction and be consistent with materials and color of the principle structure. The exterior shall not include vertical metal wall panels. The roofs of said building shall have a minimum 3:12 pitch and have a non-reflective roof material that is or simulates asphalt or wood shingles, tile, rock or standing metal seam material consistent with the principal structure. Such structures shall be enclosed on at least three sides. Carports and portable storage containers are not permitted, unless provided for in these regulations. The side or rear yard setback for an accessory structure having vehicular access through said yard to an alley, public street, private road, or ingress/egress easement shall be a minimum of 15 feet.

In the R-92, R-87, R-50, R-30 and RB Residential Districts, a maximum of two accessory structures shall be allowed. Detached garages shall count as one accessory structure and the maximum allowable size is based on lot size.

Any new construction in the City of Springfield must meet front, side, and rear yard set-back requirements. These setback requirements differ by zoning district. For information on setback requirements for your property, please see Zoning Ordinance for applicable Zoning District or contact City Hall.

If the property is located within a Sanitary Improvement District (SID), please have the developer approve the building plans and stamp/sign each copy. If the property is part of a homeowner's association, please check with the association for covenant requirements and provide proof of approval.

The City of Springfield contracts with the Sarpy County Building Department for inspection services on garages. The City of Springfield Maintenance Department inspects sheds.

Master Fee Schedule: Valuation based on Per square foot + Mechanical/Plumbing/Electrical, if applicable