

CITY OF OMAHA PLANNING DEPARTMENT

Code Administration, Permitting, Inspections, and Occupational Licensing

Omaha, Nebraska

<https://permits.cityofomaha.org/>

permit.info@cityofomaha.org

402-444-5350

Building permits are required before you start any construction work and are the responsibility of the property owner, but may be applied for by a contractor or other representative. Permit costs are quadrupled if you start a project without a permit.

Why do I need a permit?

A permit is a way of providing reasonable controls for the design, construction, use, occupancy, and maintenance of buildings, their facilities, and various components. The permit document shows that a building project is being constructed under processes for ensuring code compliance and public safety.

Where do I get a building permit?

Building permits are issued and applied for at the [Omaha Civic Center \(1819 Farnam Street\) in Room 1110, the Eleventh Floor](#). The hours are 7:30 a.m. to 4:00 p.m., Monday, Tuesday, Thursday, and Friday. 10:00 a.m. to 4:00 p.m. Wednesday.

How long will it take to get a building permit?

Building permits that do not require a review will be issued at the time of application. Building permits that do require plan review will typically be issued in three to four weeks but could take longer during peak times of the year depending on the workload. Please plan ahead and submit your application in advance to allow time for plan review.

How much do building permits cost?

The minimum fee is \$41 for up to \$2,000 in value for labor and material. Your own labor and used materials must be assigned a reasonable value. New homes, room additions, and garage costs are figured on a square foot basis using tables developed by the Planning Department. For a complete listing of fees visit our [Fees](#) section.

What type of work requires a building permit?

Building Permits are required for:

* Anything Structural	
* Room Additions	* New Dwellings
* Roofing or Siding	* Decks (New and Replacements)
* Fences (New and Replacements)	* Basement Finish
* Garages	* Antennas or Towers
* Sheds over 75 Square Feet	* Window Replacements
* Retaining Walls over 6' High	* Front yard Parking
* Fireplaces and Wood Stoves (manufacturer's installation instructions required)	

Building Permits are not required for:

	* Carpet or Flooring
* Painting or Wallpaper	* Cabinets and Countertops
* Playhouses and Dog Houses	* Swing Sets and Play Equipment
* New Concrete Under 200 Square Feet	* Retaining Walls 6' and Under

What do I need to submit to get a building permit?

Permits for Roofing or Siding, Basement Finish, and Window Replacements can be obtained with just an application and permit fee while others will require additional information and drawings.

Attention: Applicants submitting plans for a building permit are required to provide three full sets at the time of application.

A site plan only is required for:

- * Sheds under 150 Square Feet
- * Driveways and Paving

A site plan and structural drawings are required for:

- * Sheds and Garages 150 Square Feet and over
- * Decks
- * Retaining Walls over 6' High (requires an engineer's design, seal, and signature)

A site plan, structural drawings, floor plans, and elevation drawings are required for:

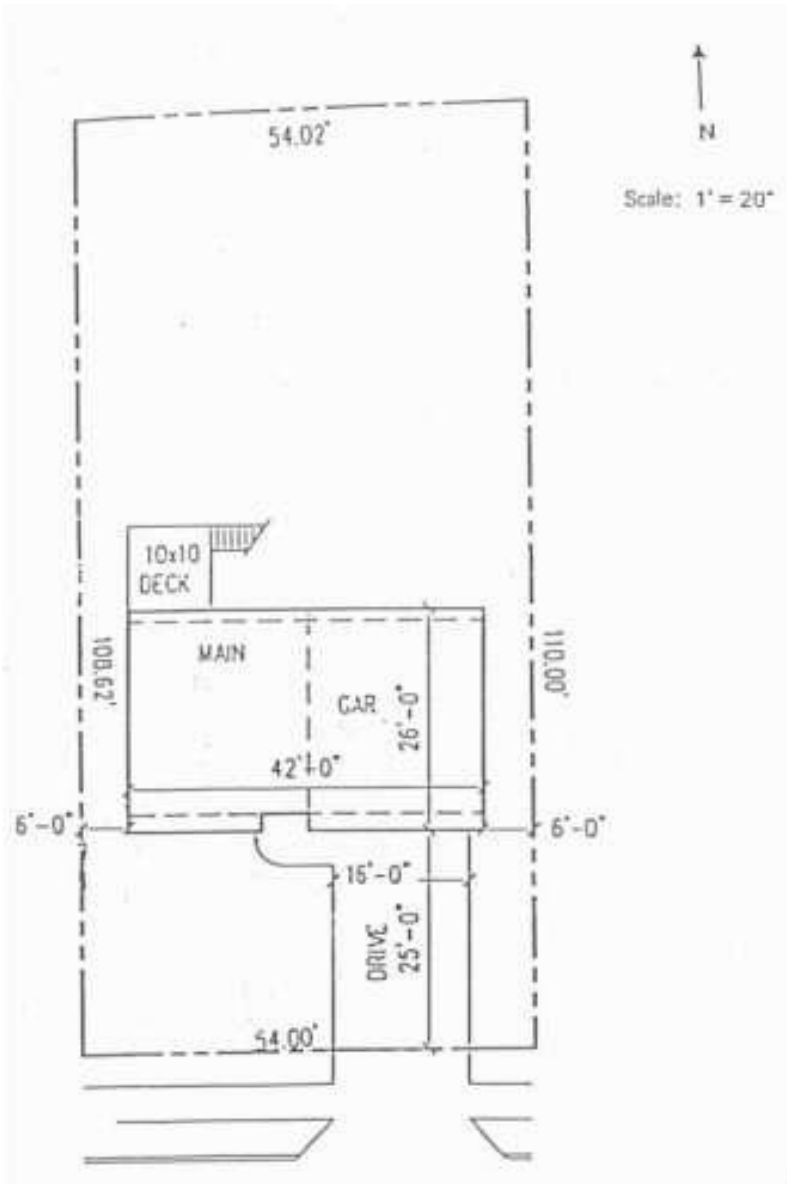
- * Room and Garage additions
- * New Dwellings (must include survey certificate)

What is a site plan and where do I get one?

A site plan is a drawing of your entire property and should include:

- lot dimensions
- existing and proposed improvements
- the distance from those improvements to your property boundaries

If you have recently purchased or built your property an actual survey with improvement locations will usually accompany your mortgage and purchase information. You may also obtain useful lot information by visiting the [Douglas Omaha GIS website](#).



Example of an acceptable site plan for a residential project.

Do I need a permit if I am only replacing a portion of a roof?

Yes, any roof work that meets or exceeds two squares (*200 square feet*) is required to have a permit for the work as it is not routine maintenance. A roof repair permit will be required when replacing a portion of a roof.

What is required from a roof repair or roof replacement?

Please reference our [Roof Repair Guidelines](#).

Gallery of useful information for common residential projects

* Garage site plan example	* Floating Slab detail
* Slab on Grade detail	* Crawl Space detail
* Full Basement detail	* Residential Deck Guidelines
* Span Tables	* Egress Windows