

**CHAPTER 9**  
**BUILDING REGULATIONS**  
**Article 2. Building Permits**

**§9-201 BUILDING PERMITS.** Any person desiring to commence or proceed to erect, construct, enlarge, alter, repair, improve, remove, convert or demolish any building or dwelling, or cause the same to be done, shall file with the Building Official an application for a building permit. The application shall be in writing on a form to be furnished by the Building Official for that purpose. Every such application shall set forth the legal description of the land upon which the construction, relocation or demolition is to take place, the nature of the use or occupancy, the principal dimensions, the estimated cost, the names of the owner, architect, and contractor, and such other information as may be requested thereon. Application shall be accompanied with three (3) sets of building plans. The building Official shall use his best efforts (within the limitations of the building permit program) in, the issuing of permits, collecting of permit fees and making the periodic inspections to determine that the owner is making the repairing, remodeling or new construction in compliance with zoning district regulations and all adopted City Building and Housing Codes.

A. Fees payable upon application for permit for the work listed and above set forth shall be based on the estimated costs as follows:

Residential, Commercial, Remodel, and Repair (+ plan review fee for commercial project)

\$ 1.00 to \$ 2000.00	\$27.00
\$ 2001.00 to \$ 5000.00	\$48.00
\$ 5001.01 to \$ 100,000.00	\$48.00 for the first \$5,000.00 + \$4.28 per \$1,000.00 fraction thereof.
\$ 100,000.01 to \$ 500,000.00	\$455.00 for the first \$100,000.00 + \$2.14 per \$1,000.00 fraction thereof.
\$ 500,000.01 to \$ 1,000,000.00	\$1,311.00 for the first \$500,000.00 + \$1.60 per \$1,000.00 fraction thereof.
\$ 1,000,000.01 and over	\$2,113.00 for the first \$1,000,000.00 + \$1.07 per \$1,000.00 fraction thereof.

Residential Plumbing Permits

Residential Plumbing Package, new construction only.	\$37.50 per dwelling unit.
Plumbing permit issuance fee	\$18.25 +
Water service line	\$18.25
Sewer service line	\$18.25

**CHAPTER 9**  
**BUILDING REGULATIONS**  
**Article 2. Building Permits**

Lawn irrigation system	\$16.00
Water heater	\$ 8.50
Water conditioner	\$ 8.00
Water closet	\$ 6.50
Lavatory	\$ 6.50
Bathtub	\$ 6.50
Sink	\$ 6.50
Shower	\$ 6.50
Garbage disposal	\$ 6.50
Laundry tub	\$ 6.50
Floor drain	\$ 4.25
Clothes washer	\$ 4.25
Dish washer	\$ 3.25

Commercial Plumbing Permits

Based on the dollar amount of the plumbing contract.

Plumbing permit issuance fee	\$ 18.25 +
\$ 1.00 to \$ 500.00	\$ 21.50
\$ 500.01 to \$ 1500.00	\$ 43.00
\$ 1501.00 to \$ 5000.00	\$150.00
\$ 5001.00 to \$ 10,000.00	\$321.00
\$ 10,000.01 to \$ 25,000.00	\$428.00
\$ 25,000.01 to \$ 50,000.00	\$535.00
\$ 50,000.01 to \$ 100,000.00	\$642.00
\$ 100,000.01 and over	\$642.00 for the first \$100,000.00 + \$1.07 per \$1,000 fraction thereof.

Residential Mechanical Permits

Mechanical permit issuance fee, new construction only	\$37.50 per dwelling unit
Furnace replacement only	\$21.50
Central air replacement only	\$21.50

Commercial Mechanical Permits

Based on dollar amount of mechanical contract.

Mechanical permit issuance fee	\$ 37.50 +
\$1.00 to \$ 500.00	\$ 21.50
\$ 500.01 to \$ 1500.00	\$ 43.00
\$ 1500.01 to \$ 5000.00	\$150.00
\$ 5000.01 to \$ 10,000.00	\$321.00

**CHAPTER 9**  
**BUILDING REGULATIONS**  
**Article 2. Building Permits**

\$ 10,000.01 to \$ 25,000.00	\$428.00
\$ 25,000.01 to \$ 50,000.00	\$535.00
\$ 50,000.01 to \$ 100,000.00	\$642.00
\$ 100,000.01 and over	\$642.00 for the first \$100,000.00 + \$1.07 per \$1,000 fraction thereof.

Miscellaneous permit fees

Sign permit	\$ 27.00 minimum or \$1.00 per sq. ft.
Awning Sign permit	\$ 40.00 minimum or \$4.00 per sq. ft.
Fence permit	\$ 16.00/\$21.50 easement encroachment
Moving permit	\$ 70.00
Zoning change	\$110.00
Subdivision review	\$160.00
Variance request	\$135.00
Mobile home placement	\$ 27.00
Demolition Permit	\$ 11.00
Curb cut permit	\$ 8.50 per LF/\$50 minimum
Water well permit	\$ 50.00
Onsite waste water	\$ 50.00
Plan review fee	\$ 50.00

Water tap fee:

¾" service	\$ 588.50 + \$9.50 per foot over 60 feet
1" service	\$ 642.00 + \$11.00 per foot over 60 feet
1.5" service	\$ 883.00 + \$15.00 per foot over 60 feet
2" service	\$1,284.00 + \$21.50 per foot over 60 feet

Sewer tap fee:

4" service	\$ 615.00 + additional charges for removal and replacement of paving, curbs, gutter, sidewalk, etc...
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B. Value for determination of estimated costs of projects for purposes of building permits:

The following square footage valuations will be used in calculating permit fees for new residential construction, additions, remodels and residential accessory buildings:

Dwelling	\$81.52
Finished Basement	\$24.56
Unfinished Basement	\$16.40
Garage	\$19.14
Deck	\$14.41
Driveway	\$ 3.45

**CHAPTER 9**  
**BUILDING REGULATIONS**  
**Article 2. Building Permits**

*Amended by (Ord. No. 1608, 09/07/04; Ord. No. 1729, 04/07/09;  
Ord. No. 1861, 06/04/13)*

**§9-202 BUILDING PERMIT; LIMITATION.** If the work for which a permit has been issued shall not have begun within six (6) months of the date thereof, or if the construction shall be discontinued for a period of six (6) months, the permit shall be void. Before work can be resumed, a new permit shall be obtained in the same manner and form as an original permit.

**§9-203 BUILDING PERMIT FEES; APPLICATION TO ZONING JURISDICTION.** The building permit fees provided by resolution shall apply and be controlling throughout the Municipality and throughout its zoning jurisdiction.

**§9-204 BUILDING PERMITS; SIDEWALK CONSTRUCTION.** On each Building Permit Application on the Plot Plan sidewalks will be drawn in before a permit is issued. Sidewalks will be required to be constructed in all zoned districts within the City Limits. The person signing the building permit application will be the individual responsible for the construction of the sidewalk, whether he be the property owner, contractor or the subdivider. All sidewalks will be constructed as outlined by Chapter 8, Article 2, of Crete Municipal Code.

**§9-205 BUILDING PERMITS; DUPLICATE TO COUNTY ASSESSOR.** Whenever a building permits issued for the erection, alteration or repair, of any building within the Municipality's jurisdiction, and the improvement is two thousand five hundred (\$2,500.00) dollars or more, a duplicate of such permit shall be issued to the County Assessor. (*Ref. 18-1743 RS Neb.*) (*Ord. No. 1619, 09/21/04*)

**§9-206 MOBILE HOME, BUILDING PERMITS, INFORMATION AND FEES, NOTIFICATION REQUIREMENT:** Building Permits and Flood Plain Development Permits shall be required for all Mobile/Manufactured homes placed either on individual lots or in Mobile Home Parks. The Mobile Home Building Permit shall contain such information as shall be required by the Building Inspector and there shall be a charge of \$27.00 for Mobile/Manufactured homes placed in Mobile Home Parks. All Mobile/Manufactured homes placed outside of Mobile Home Parks shall pay such fees as are established for other Building Permits by this code. The owner or operator of each Mobile Home Park is required to notify the Building Inspector within 24 hours each time a Mobile/Manufactured home is moved into a Mobile Home Park. (*Ord. 1446, 05/04/99; Ord. No. 1861, 06/04/13*)

CHAPTER 9  
BUILDING REGULATIONS  
Article 2. Building Permits

**§9-207 BUILDING PERMITS; ELECTRICAL INSTALLATIONS; PERMITS; STATE OF NEBRASKA INSPECTIONS:** During any period that when the City of Crete does not have an Electrical Inspector, all electrical permits shall be referred to the State of Nebraska permit application and inspection. In addition to any State of Nebraska Inspection requirements, the City shall also require State Inspections for all residential electrical installations, modifications and replacements. (*Ord. 1524, 08/21/01*)