

TECUMSEH, NEBRASKA  
BUILDING/DEMOLITION/MOVING PERMIT  
INFORMATION SHEET

BUILDING PERMITS

A Building Permit will not be required for certain work as provided by the adopted Uniform Building Code. In addition no Building Permit will be required for the following:

1. Fences which do not exceed 6 feet 4 inches high. However, fences do require a Fence Permit.
2. Roof shingling
3. Residing
4. Installation of cabinets
5. An above-ground swimming pool, if said swimming pool does not have an attached or surrounding deck, enclosure or other attachment.
6. Windows & Doors
7. Work on the interior of an existing structure.

Irregardless of 1-7 above, any structure that is damaged by fire or structurally damaged by a natural disaster, must obtain an inspection of the structure and also a building or demolition permit if required by § 9-104 Tecumseh Municipal Code.

After the completion of your Building Permit Application, it will be reviewed by the City's Building Inspector. The Building Inspector may contact you to review your plans and/or the location of your Improvement.

You CANNOT start your work until you have received your Permit. It will be mailed to you at the address you listed on your Application.

After you receive your Permit, it is your responsibility to contact the City Building Inspector, Ben Walters at 402-335-7086 prior to your Foundation being poured, after your Framing is completed and before boxing in, and upon completion of your project. After completion of your project, you will be issued a Certificate of Occupancy. If additional inspections were conducted, other than those shown on the Building Permit Worksheet, you will need to pay these additional inspection fees prior to the issuance of the Certificate of Occupancy. You may not use the Improvement until you receive the Certificate of Occupancy, which will be mailed to you.

DEMOLITION PERMIT

After completion of your Application for a Demolition Permit, it will be reviewed by the City Building Inspector. The Building Inspector will contact you to review the site and building to be demolished. He may have special instructions for your demolition such as requiring the building to be fenced during the demolition. He may also require utilities to be properly disconnected and/or capped as part of the demolition.

You CANNOT start your demolition until you receive the Demolition Permit from the City. It will be mailed to you at the address you listed on your Application.

Prior to the start of your demolition, you must contact the City Utility Department if there are any utilities which serviced the property. The City Utilities will give you instructions on how these utilities must be disconnected and/or capped. If the property was

served by Natural Gas, you must call Black Hills Natural Gas Company to get the natural gas disconnected.

After you have completed the demolition, you must call the Building Inspector, Ben Walters at 402-335-7086, so that he can conduct his Final Inspection. After the Building Inspector believes the site as been cleaned up properly and all utilities have been properly disconnected and/or capped, you will be issued a Certificate evidencing your Completion of Demolition. This Certificate will be mailed to you.

### MOVING PERMIT

After completion of your Application for a Moving Permit, it will be reviewed by the City's Building Inspector. The Building Inspector will contact you so he can review the building that you propose to move to Tecumseh. The Building Inspector must approve the condition of the building you propose to move. The Building Inspector will charge you mileage to go view the building you propose to move.

After the Building Inspector approves the condition of the building, you will need to post a bond with the City of Tecumseh in the amount of \$5,000 and the City must approve the proposed route over which the building is to be moved.

You CANNOT move your building until you receive a Moving Permit from the City. The City will mail you the Moving Permit to the address you listed on your Application.

If the event that any wires, poles, lines, or utility services need to be disconnected, to accomplish the move, you may be required to pay, in advance, the costs associated with this work.

After the building has been moved onto the new permanent site, you must call the Building Inspector, Ben Walters at 402-335-7086, to have him make his Final Inspection. After the completion of your project, the Building Inspector will issue you a Certificate of Occupancy. You may not occupy or use the building until you receive the Certificate of Occupancy which will be mailed to you.

### EXPIRED PERMITS

Initial Building and Moving Permits are issued for one (1) year and Demolition Permits are issued for 180 days. Initial Commercial Building Permits are issued for One and One-half (1½) years. If you have not completed your work and been issued a Certificate of Occupancy or Certificate of Completion prior to the expiration of your Permit, you must stop work on your project, pay a new full Permit Fee, and be issued a new Permit prior to restarting your work.

## UTILITIES

### ELECTRICITY

If your Improvement will have electricity, you may need to hire a licensed electrician to do the work and it may need to be inspected by the State Electrical Division. You will also need to contact the City Utility Department to discuss your electrical plans.

You must contact the City Utility Department to discuss your electrical plans and the State Electrical Division, if directed to by the City. No permit will be issued until you contact the City Utility Department.

### SEWER AND WATER

If your new Improvement will need sewer and/or water, you must contact the City Utilities Department prior to any work being started to get their approval and pay any necessary fees. No permit will be issued until you contact the City Utility Department.

New Sewer and Water Service will require a final inspection by the City Utility Department. You must contact the City Utility Department for the final inspection before a Certificate of Occupancy will be issued.

### NATURAL GAS

If your Improvement will need natural gas, you should contact Black Hills Energy.

CITY OF TECUMSEH, NEBRASKA  
Application for a Building/Demo/Moving/Fence Permit

Property Owner Name: \_\_\_\_\_ Application # \_\_\_\_\_ - \_\_\_\_\_

Property Address: \_\_\_\_\_

Brief Legal Description: \_\_\_\_\_

Mailing Address for Permit: \_\_\_\_\_

\_\_\_\_\_

Property Owner Phone#: \_\_\_\_\_

Description of Improvement or Demo: \_\_\_\_\_

\_\_\_\_\_

If a new Improvement, what will be its use? \_\_\_\_\_

Building Contractor Name: \_\_\_\_\_

Building Contractor Phone#: \_\_\_\_\_

Will the Improvement have electricity? yes    no (circle one)

If yes, Electrician name and phone#: \_\_\_\_\_

Will the Improvement have water and/or sewer? yes    no (circle one)

If yes, Plumber name and phone#: \_\_\_\_\_

Estimated Cost of new improvement \$ \_\_\_\_\_

On the attached Site Map, show the location of the improvement on the above lot. On the attached Building Dimensions, draw a building plan or sketch. If improvement is a commercial building or residence, attach a set of building plans from Contractor.

If this is a Demolition, was there ever utilities servicing the property? yes    no (circle one)

I hereby confirm the correctness of this Application for a Building/ Demo/Moving/Fence Permit and the correctness of all supporting documents and information submitted to the City. I agree that I am responsible to insure that this project complies with all Federal Laws, Building Codes, City Ordinances, set back requirements and other applicable rules. The City does not insure compliance with all of these by their limited inspections. I also agree to hold the City of Tecumseh, Nebraska harmless from any and all future claims or damages of any kind arising in whole or part from the property failing to comply with the applicable Federal Laws, Building Codes or City Ordinances, set back requirements, or other applicable rules.

I acknowledge receiving the Building/Demolition/Moving Permit Information Sheet.

Dated \_\_\_\_\_

\_\_\_\_\_  
Signature of Applicant

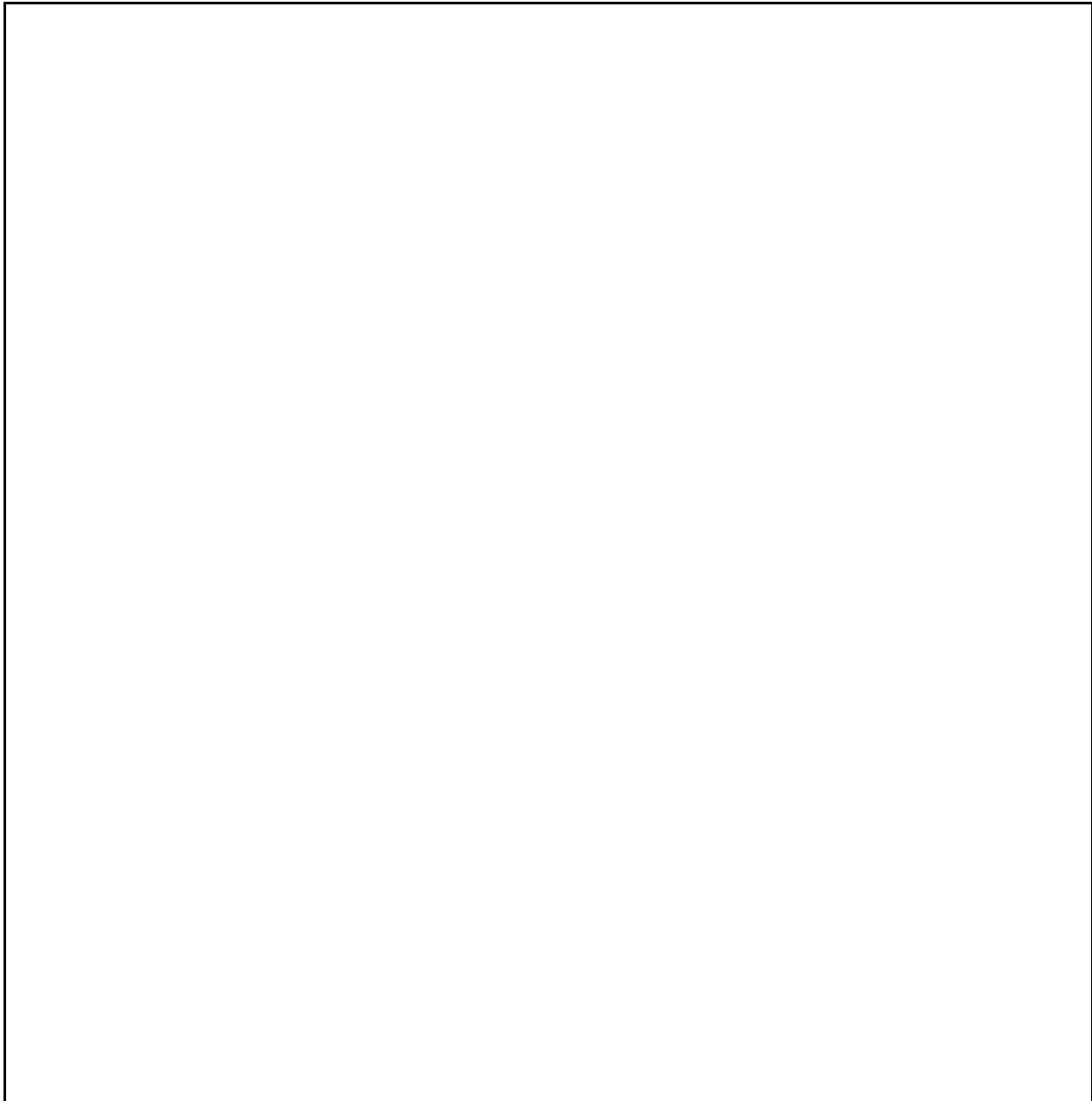
Owner's Name: \_\_\_\_\_

Application # \_\_\_\_\_ - \_\_\_\_\_

Property Address: \_\_\_\_\_

**BUILDING DIMENSIONS**

If you don't have building plans which you are submitting with the Application, please sketch the improvement including base dimensions, height of improvement, height of sidewall and number of stories.

A large, empty rectangular box with a thin black border, intended for the applicant to sketch the building improvement details as instructed in the text above.

Owner's Name: \_\_\_\_\_  
Property Address: \_\_\_\_\_

Application # \_\_\_\_\_ - \_\_\_\_\_

SITE MAP

Locate all buildings on your property and locate the new improvement with distances from all property lines. For reference, show North on your map and any Streets that front your property.

