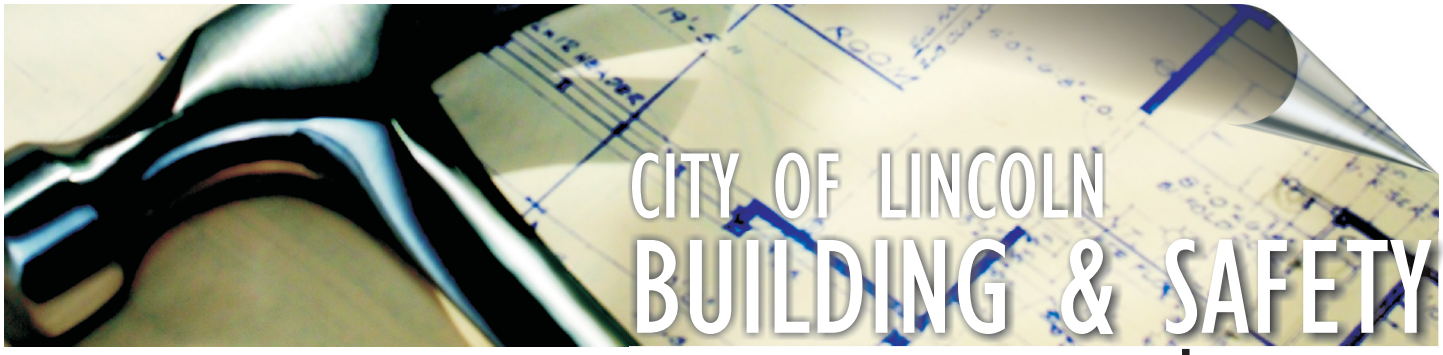

updates

March 2005

MISSION statement

Our responsibility is to assure that the health, fire, and housing safety needs of the public are maintained through adherence to those requirements established by law in the construction or use of every building in the community. This includes buildings in which people live, eat, sleep, play, work, worship, study, recuperate or are entertained. By accomplishing this mission the quality of life in the community is enhanced.

Home Builders Recognize Building & Safety Employees

The Home Builders Association recognized two employees from The Building & Safety Department for outstanding contributions to the industry in Lincoln.

The Home Builders chose Wilma McCamley, Administrative Officer for Building & Safety, as the Outstanding Employee for the year 2004. Customer service is one of Wilma's top priority as any employee of Building & Safety would tell you. Wilma has spearheaded major automation programs in Building & Safety, such as laptop computers for inspectors, IVR system, Permits Plus, special use permits and many other major computer updates, always with a goal of providing more efficient information in a timely manner to Building & Safety's customers. Leadership, caring, strong work ethic and customer service all describes a truly outstanding professional employee of Building & Safety. Wilma has contributed tremendously to the positive atmosphere with her professionalism, caring attitude and her effervescent smile very day.

Building & Safety officials say Wilma is an employee who truly makes our Department better because of what she does, but most of all, because of who she is.

The Home Builders also recognized Building Inspector Bill Fueling his time and effort the past several years before joining Building & Safety. Bill has worked on a multitude of community projects, has been active in membership campaigns and has always been there to help new members of the Home Builders grow and learn in their industry. Bill has always been a great member of Home Builders and now he is an important member of Building & Safety in providing excellent customer service to the contractors and developers in our community.

Building & Safety Department

555 S. 10th Street
Room 203
Lincoln, NE 68508-3995

Michael Merwick,
Director 402/441-7049

designed by CITIZEN INFORMATION CENTER

PERMIT STATUS

The Building & Safety Plan Review Section is now entering Plan Review comments for new single-family, two-family and townhouse permit requests in the Permits Plus Workflow system. Contractors now will be able to check the review status of these permits online. For your contractor pin number and instructions on checking your permit status online, contact Rita at 441-6454.

CODE UPDATES:

2005 will see a multitude of Task Forces Reviews for 2003 ICC codes to make recommendations on their adoption and content to the trades, contractors and developers in our community.

Each association will receive information on when these Task Forces meet. Anyone can come to the meetings and participate in the discussions at the Task Force level. From the Task Force, recommendations will be sent to the Code Committees who will review the recommendations and make a final recommendation to Building & Safety Department to send to the City Council for a final adoption of 2003 codes.

questions & ANSWERS

Q: If building setbacks are difficult to verify or if lot size, building dimensions and setbacks leave little margin for error, when does the Building Inspector have the authority to require a site survey from the builder?

A: The International Residential Code per section R109.1 as amended in the Lincoln Municipal Code indicates surveys are to be provided to verify setback requirements.

Our policy would authorize the Building Inspector to require a survey if any building setback is no more than two inches in excess of the minimum requirement.

Any building more than two inches but less than six inches in excess of the minimum building setback would require a foundation pan inspection prior to pouring concrete.

The following example would be a case in which a survey would be required prior to pouring footings and foundation:

Example: The building is 40 feet wide. The lot is 50 feet wide and requires minimum five feet setbacks on each side, which allows no margin for error.

Q: Does foam plastic insulation need to be separated from the interior of an attic or crawl space area?

A: Per section 318.1.2, foam plastic shall be separated from the interior of a building by a minimum 1/2" gypsum board or other approved finish material as stated in R318.1.2.

This Department has determined that within an attic or crawl space, foam plastic insulation doesn't have to be separated from the interior of the space. However, if entry is made for service of utilities or mechanical equipment, the foam plastic insulation shall be protected as per Section R318.2.3

Plumber's Continuing Education

On October 1, 2003, the updated Lincoln Plumbing Code went into effect. The 2000 Uniform Plumbing Code (UPC) was adopted as the model plumbing code with local amendments. One of the major changes in the local amendments was the requirement of all plumbers with a master's plumbing registration to obtain six hours of continuing education each year to renew their registration. With all the new technology, products and methods of plumbing, it was felt by the plumbing task force and Code Study Committee that continuing education was a necessity.

There are several ways to earn these hours. The following organizations sponsor seminars and workshops:

- **Local and State Plumbing, Heating, Cooling Contractors (PHCC)**
- **Local Chapter of International Association of Plumbing and Mechanical Officials (IAPMO)**
- **Local Chapter of American Back-flow Prevention Association (ABPA)**
- **The ABC Training Center**
- **Plumbing Wholesale Suppliers**

Please contact the Plumbing Section of Building & Safety if you have any questions 441-7525.

REQUESTING INSPECTIONS

Inspection requests will not be accepted in any other form, including a message on an employee's voice mail.

An inspection request must be in our office prior to 7:30 a.m. the day of the inspection. The inspection request must be made through one of four different options:

- Call the 24-hour inspection line at (402) 441-8213.
- Use the interactive voice response system.
- See the Building & Safety page on the City Web site at lincoln.ne.gov keyword: INSPECTION.
- Fax the request to (402) 441-8214

When you request an inspection through any one of these options, we require the following information: name of caller, phone number of caller, permit number, job address, date and time the inspection is needed, and type of inspection requested. All of the department permit numbers begin with a letter, telling us what type of permit you have. For instance, B= building permit, P= plumbing permit, E= electrical permit, and so on.

In order for this Department to properly record your inspections, it is important that you follow these procedures.

If the inspection involves pouring concrete, please let us know when you are scheduled to pour. Many times, we have more than just a few of those types of inspections in the same area, and by knowing your pour time, we can plan the inspections accordingly.

In the event the inspection involves entering an occupied home, please let us know how we can gain access. If you would like us to meet you there, we would prefer you give us a phone number to reach you in advance of our arrival.

For your protection, the Building Official does carry proper identification when performing their duties under City codes. If you have a unique or unusual situation regarding inspections, please contact the Inspector or Plan Reviewer for answers prior to scheduling your inspection.