

Building Permits and Fee Schedules

To ensure that Ralston remains a safe place to live, the City of Ralston requires a [building permit](#) or [plumbing permit](#) for all work to be performed in the city limits, with a few exceptions. Permits expire one year from the date of issue. Permit questions and inspection requests should be directed to Ginger at City Hall, 331-6677. Completed permit forms should be returned to

City Hall
Attn: Ginger
5500 S. 77th St.
Ralston, NE 68127

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[Permit fee schedule](#)

Air Conditioner	\$24.00
Awnings (\$40.00 minimum)	\$4.00 per 100 sq. feet
Curb Cut	\$24.00
Deck Replacement - Plot plan/elevation and structural drawings required. Pole Spacing: If beams are 4x6 space poles 5 feet If 4x8 space poles 7 feet If 4x10 space poles 9 feet If 4x12 space poles 11 feet	\$47.00
Footing must be 42 inches in ground and generally 8-12" in diameter for deck only or 12-24" in diameter for deck with cover and/or enclosure, such as a screened porch or sunroom.	
Demolition Fee	\$41.00
Electrical Panel Upgrade or Panel Replacement - Need smoke detectors, hardwire/battery backup. Unless other than single-family dwelling, need amperage. Provide a copy of the State License.	\$24.00
Expiration of Permit - Permits expire 1 year from date of issue; renewable before expiration with building inspector's permission and review. Work to be done every 180 days for permit to stay valid for 1 year period.	\$47.00
Fence - Must provide 2 copies of plot plan (include papers from Closing Home or draw the lot and fence), type of material, and fence height. Fence in the back yard is 6 foot max; fence in the front yard is 4 foot max. Recommend the fence is 6 inches inside your property line.	\$24.00
Fire Permit	Call Fire Dept.
Flag Poles	Based on cost

Foundation Replacement	\$24.00
Need wall section, rebar information, and footing size.	
Furnace Replacement - Need BTU input.	\$24.00
Garage and Accessory Buildings	Call City Hall
General Remodel	Call City Hall
If there is no structural or wall change, no plans are needed. Applicable codes must be followed.	
Moving Earth or Soil - Do not affect neighbors with any drainage.	No Permit Needed
New Construction	Call City Hall
New Electrical	\$24.00
Need smoke detectors, hardwire/battery backup. Submit the plan for outlets and lights and an indication of whether they are inside, outside, or both. Unless other than single-family dwelling, need amperage. Provide a copy of the State License.	
Other Mechanical or Electrical	Call City Hall
Plumbing - Provide a copy of Ralston License and Masters License.	Call City Hall
Re-Roof	\$24.00
Need to know the number of layers currently on the roof for code compliance. No more than 3 layers of 3 Tab Shingles, 240 lb. per sq.	
Re-Siding	\$24.00
Retaining Walls Over 4 Feet	\$24.00
Need site plan, wall height, stamped engineered drawing, and type of material.	
Shed - Need site/elevation plan with square footage and survey certificate.	\$25.00
Don't need a permit if the shed is 200 square feet or less. Must be under 18 feet high, 3 feet away from the property line, and 10 feet away from any other structure or house. Has to withstand 90 mph winds and has to have tie-downs.	
Sidewalk or Driveway Replacement	No Permit Required
A curb cut permit is required if it is a new driveway approach or cutting the curb. Sidewalk must have 4 feet of green space, be 4 inches thick and 4 feet wide. Driveway can go to the property line, but recommended that it be 6 inches inside the line.	
Sign Face Change**	
35 square feet or less in area	\$20.00
36-75 square feet in area	\$40.00

76-150 square feet in area	\$75.00
151-300 square feet in area	\$100.00
Over 300 square feet in area	\$150.00

Sign Permits**

35 square feet or less in area	\$40.00
36-75 square feet in area	\$80.00
76-150 square feet in area	\$150.00
151-300 square feet in area	\$200.00
Over 300 square feet in area	\$300.00

****Double-Sided Signs**

Call City Hall

Count one side only for square footage requirement. If the sign faces are at 30 degree angles or more away from each other, then each side is a separate sign.

Temporary Signs or Banners (more than 3 days; \$30.00 minimum)

\$1.00/day

Sprinkler System* - 1-inch minimum vacuum breaker up to 50 heads. Plumber must sign the Application and provide a copy of the Masters License and Ralston Permit.

Call City Hall

Water Heater* - per plumbing code. No limit to size. City needs a copy of the Masters License and Ralston Permit.

\$12.00

* All work is to be performed by a licensed plumbing contractor. If done by a homeowner, a lockable shut-off must be installed at the meter location by a licensed plumbing contractor and locked out by the building inspector, to be unlocked when the work has been inspected and approved. Electricians and plumbers must provide a copy of the license.