

## 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](#)

<b>Air Conditioner</b>	\$24.00
<b>Awnings</b> (\$40.00 minimum)	\$4.00 per 100 sq. feet

### Curb Cut Permit

A [curb cut permit](#) is required for the following:

- a new driveway approach (driveway approach area is the concrete from "back of curb" to the sidewalk or 4' to 8' backside of curb into property)
\$24.00
- cutting or grinding the curb
- replacing existing drive approach abutting the street.

Address questions to Dave Shively (331-4118, x1320 or [email](#)).

*See also Driveway or Sidewalk Replacement below.*

### 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	\$47.00
	If 4x10	space poles 9 feet	
	If 4x12	space poles 11 feet	

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.

<b>Demolition Fee</b>	\$41.00
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### Driveway or Sidewalk Replacement

Driveway panels in need of repair/replacement on the house side of the approach do not require a permit. The driveway can go to the property line, but it is recommended that it be 6 inches inside the line. Property owners shall not shed water onto abutting property owners; installing a curb in order to take water to the street is required.

No Permit  
Required

*See also Curb Cut Permit above.*

Sidewalk must have 4 feet of green space, be 4 inches thick and 4 feet wide.

Address questions to Dave Shively (331-4118, x1320 or [email](#)).

**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.

**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. Call City Hall  
Plumber must sign the Application and provide a copy of the Masters License and Ralston Permit.

**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.