



Be Safe

Permits may seem like a hassle—but having the Building & Zoning Department approve your project could save you unnecessary cost and hazard.

Your local elected officials use the permitting process to insure that we all follow the same guidelines. Permits are a safety and orderly growth mechanism that protects all citizens from hazardous, unsightly, and illegal work being done in your community.

In addition to the local regulations, many state and federal mandates are passed on to us. As a community, we must adhere to non-local laws or risk loss of funds or penalties.

The City of York is a “First Class City” as defined by State Statutes. With this designation comes specific privileges and requirements that may not be found in neighboring communities. The permitting procedure helps the City of York to document compliance to all levels of regulation.

If you have a question about the need for a permit, please call the City Offices and we can help you to determine the path to take for your protection.

City of York Building & Zoning Department

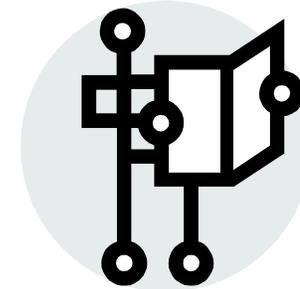
100 E. 4th Street
P.O. Box 507
York, Nebraska 68467-0507

Phone: 402-363-2600
Fax: 402-363-2601

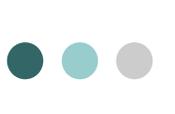
City of York Building & Zoning Department



Permits Protect the Community



402-363-2600



Beyond Building Permits

Residential

Most residential projects will be affected by more than one permit. As a “homeowner in residence”, you may do your own project, but you still need a permit and inspection of your work.

When a tenant requests a permit, the home owner must provide written proof of approval of the project before the permit will be issued.

Plumbing permits are needed by any activity that affects the public water supply: piping, fixtures, water heaters, softeners, lawn sprinklers, etc.

Electrical permits are needed for installation of new services, wiring, and fixtures. NPPD will not hook up a service until inspected by the City.

Heating & Air Conditioning permits are needed for installing furnaces of all types. Again, safety is the issue.

Landscaping is the public right-of-way requires a permit due to the hazards that can be created by incorrect placement and type of vegetation. The streets and sidewalks must be kept clear of obstruction and in good

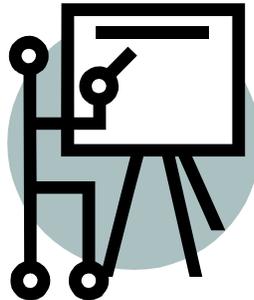
repair. The adjacent property owner is responsible for the maintenance of all landscaping.

Street opening/curb cut permits need to be approved by the Department of Public Works before driveways are connected to city streets or water and sewer mains are tapped for service.

Demolition permits are needed when any structure is demolished. The information regarding disposal of waste materials and abandonment of utility connections is crucial.

Floodplain Development permits are required by the Federal Emergency Management Association for the orderly control of floodways and the floodplain. It is mandatory on any flood controlled property.

Sign permits are issued in only some areas of the City. The size, location, and wording of the sign is regulated for an orderly development of our City environment.



Planning is the key to a successful project

Business and Industrial

All of the permits listed above apply to business and industrial property also. The greatest difference is that all work (excluding building construction) must be done by a Registered Contractor.

Development of business and industrial property can dictate additional considerations: wastewater strength disposal, high water usage, acceptable use for the zoning district, etc.

ADA

The American with Disabilities Act requires special consideration in public places. Federal law is specific about door openings, restrooms, stairs, guard rails, water fountain placement, etc. When remodeling or building, this law must be included in the project. Your Building and Zoning Department can help you with these requirements.

