

Building Permit # \_\_\_\_\_

**PLAN REVIEW FORM**  
2018 International Building Code

**City of Omaha Planning Department**  
Permits & Inspections Division  
1819 Farnam St., Room 1110  
Omaha, NE 68183  
Ph: (402) 444-5350 Fax: (402) 444-5233

Date: Jan, 22, 2024

**Project Information:**

**Registered Design Professional in Charge of the Project:**

Project address: 6603 L Frontage Rd S Name: Matt Wegener  
Project name: Woodhouse Ford Pro Firm: BVH Architecture  
Owner: Woodhouse Auto Address: 901 Jones ST  
Address: 12325 Emmet St City/State/Zip: Omaha NE 68102  
City/State/Zip: Omaha, NE 68164 Phone: 402-345-3060  
Phone: 402-315-3000 Email: mwegener@bvh.com

**1. Construction Type, Use, Height and Area:**

Type of Construction II-B (IBC Chapter 6) Occupancy Group B, S-1 (IBC Chapter 3)  
Number of Stories 2 (IBC Chapter 5) Total Building Area 48,510 (IBC Chapter 5)  
Area per floor 1 47,267 2 1,243 3 \_\_\_\_\_ 4 \_\_\_\_\_ 5 \_\_\_\_\_  
(List any additional floors in Section 8 of this document if necessary)

For building additions, list the square footage of the existing building \_\_\_\_\_

Sprinkler System: Required:  Provided:  Type: NFPA 13  13R \_\_\_\_\_ 13D \_\_\_\_\_  
Existing building is not sprinklered, new sprinkler system will be provided in areas noted as part of this project.  
**Group I and Group R Occupancy sleeping/dwelling units:** (List the number of units as follows)

Total units: \_\_\_\_\_ Accessible units: \_\_\_\_\_ Type "A" units: \_\_\_\_\_ Type "B" units: \_\_\_\_\_

**2. Building or Zoning Code Waivers:**

- (a) Zoning Board of Appeals.....# NA Date \_\_\_\_\_
- (b) Building Board of Review.....# NA Date \_\_\_\_\_
- (c) City Council Resolution..... # NA Date \_\_\_\_\_

**3. Live Loads (IBC Chapter 16):**

- (a) Roof: (including drifts)..... IBC Min: NA lbs/sq. ft. Designed: NA lbs/sq. ft.
- (b) Floors:..... IBC Min: NA lbs/sq. ft. Designed: NA lbs/sq. ft.
- (c) Corridors:..... IBC Min: NA lbs/sq. ft. Designed: NA lbs/sq. ft.
- (d) Wind Load..... IBC Min: NA mph / exp. Designed: NA mph / exp.

**4. Fire Protection Required Based on Type of Construction (IBC Tables 601 & 602):**

- (a) Exterior Bearing Walls:..... Required:   N/A   Hr. Provided: \_\_\_\_\_ Hr.
- (b) Interior Bearing Walls:..... Required:   N/A   Hr. Provided: \_\_\_\_\_ Hr.
- (c) Exterior Non-Bearing Walls:..... Required:   N/A   Hr. Provided: \_\_\_\_\_ Hr.
- (d) Structural Frame..... Required:   N/A   Hr. Provided: \_\_\_\_\_ Hr.
- (e) Fire walls: (IBC Section 706)..... Required:   N/A   Hr. Provided: \_\_\_\_\_ Hr.
- (f) Shaft Enclosures:..... Required:   N/A   Hr. Provided: \_\_\_\_\_ Hr.
- (g) Floors:..... Required:   N/A   Hr. Provided: \_\_\_\_\_ Hr.
- (h) Roofs:..... Required:   N/A   Hr. Provided: \_\_\_\_\_ Hr.
- (i) Roofing Material Class(Table 1505.1) Required:   N/A   Hr. Provided: \_\_\_\_\_ Hr.
- (j) Openings in Exterior Walls:..... Required:   N/A   Hr. Provided: \_\_\_\_\_ Hr.
- (k) Parapets: (IBC Section 705.11) ..... Required: Yes   N/A   No \_\_\_\_\_ Provided: Yes \_\_\_\_\_ No \_\_\_\_\_
- (l) Draft Stops: (IBC Section 718)..... Required: Yes   NA   No \_\_\_\_\_ Provided: Yes \_\_\_\_\_ No \_\_\_\_\_

**5. Exit Requirements (IBC Chapter 10):**

- (a) Number of Exits Each Floor:..... Required:   2, main level   Provided:   2+
- (b) Number of Exits Total Building:.... Required:   2   Provided:   11
- (c) Exit Width to Exterior:..... Required:   45.8"   Provided:   Over 300"
- (d) Maximum Distance to an Exit:..... Allowed:   250   Provided:   81'
- (e) Corridor Width:..... Required:   NA   Ft. \_\_\_\_\_ In. Provided: \_\_\_\_\_ Ft. \_\_\_\_\_ In.
- (f) Corridor Protection Required:..... Required: Yes   NA   No \_\_\_\_\_ Fire Rating Provided: \_\_\_\_\_ Hr.

**6. Energy Compliance (2018 International Energy Conservation Code):**

- This building complies with IECC Chapter 4, Commercial Energy Efficiency.
- This building complies with IECC Chapter 5, Existing Buildings.
- An alternative means was used to achieve full energy code compliance.

\* Method used:   COMCHECK  

Analysis performed by: Architect   x   Engineer   x   Registration No.: \_\_\_\_\_  
Name:   Attached   Firm: \_\_\_\_\_  
Phone (\_\_\_\_\_) \_\_\_\_\_ Fax: (\_\_\_\_\_) \_\_\_\_\_

**\* Submit all necessary tables, calculations, forms, etc., to verify full code compliance.**

**7. Special Inspections** (2018 IBC Sec. 1704, 1705):

Are special inspections required for this project?  Yes  No

\* **If yes**, submit a complete statement of special inspections prepared by the registered design professional in responsible charge, to the Permits and Inspections Division. The special inspections statement shall include the following information, and any other pertinent information as required by Section 1705 of the 2006 IBC.

1. The materials, systems, components and work required to have special inspection or testing by the building official, or by the registered design professional responsible for each portion of the work,
2. The type and extent of each special inspection,
3. The type and extent of each test,
4. Additional requirements for special inspection or testing for seismic or wind resistance as specified in Section 1704, 1705, 1707 or 1708,
5. For each type of special inspection, identification as to whether it will be continuous special inspection or periodic special inspection.

**Please identify special inspector or agency to perform work. Final report on the special inspections shall be submitted to the Building Official before the Certificate of Occupancy will be issued.**

Special Inspection Agency: Owner to hire special inspections agency

Name: \_\_\_\_\_ Title: \_\_\_\_\_ Phone: \_\_\_\_\_

**8. Maximum Allowable Area** (Please show entire calculation):

- (a) Allowable building height (Table 504.3) EXISTING BUILDING
- (b) Allowable number of stories (Table 504.4) \_\_\_\_\_
- (c) Allowable area factor (Table 506.2) \_\_\_\_\_
- (d) Increase for frontage (506.3)  $I_f = [F/P - 0.25]W/30$  \_\_\_\_\_
- (e) Total allowable building area (506.2) \_\_\_\_\_
- (f) Maximum allowed area per story \_\_\_\_\_
- (g) Total allowable building area  $A_a = \{A_t + [A_t \times I_f] + [A_t \times I_s]\}$  \_\_\_\_\_

**List all individual floor areas that are not shown in Section 1 of this document:**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**9. Mixed Uses:**

(a) Incidental Use Area(s) (Sec. 509):

Type: N/A Separation Provided: \_\_\_\_\_  
Type: \_\_\_\_\_ Separation Provided: \_\_\_\_\_  
Type: \_\_\_\_\_ Separation Provided: \_\_\_\_\_

(b) Accessory Use Occupancies (Sec. 508.2):

Use: N/A Area (sq. ft.): \_\_\_\_\_ % of Total Area: \_\_\_\_\_  
Use: \_\_\_\_\_ Area (sq. ft.): \_\_\_\_\_ % of Total Area: \_\_\_\_\_  
Use: \_\_\_\_\_ Area (sq. ft.): \_\_\_\_\_ % of Total Area: \_\_\_\_\_

(c) Non-separated Occupancies (Sec. 508.3):

List the use with most restrictive height and area limitations: NA

**NOTE: Building design must be based on the most restrictive provisions when uses are not separated by fire barriers or fire walls.**

(d) Separated Occupancies (Sec. 508.4): (Identify each separated use in the building) NA

Between Group: \_\_\_\_\_ and Group: \_\_\_\_\_ Separation Provided: \_\_\_\_\_ Hr.  
Sprinkler reduction applied? \_\_\_ Yes \_\_\_ No  
Identify other reductions & code section applied: \_\_\_\_\_

Between Group: \_\_\_\_\_ and Group: \_\_\_\_\_ Separation Provided: \_\_\_\_\_ Hr.  
Sprinkler reduction applied? \_\_\_ Yes \_\_\_ No  
Identify other reductions & code section applied: \_\_\_\_\_

Between Group: \_\_\_\_\_ and Group: \_\_\_\_\_ Separation Provided: \_\_\_\_\_ Hr.  
Sprinkler reduction applied? \_\_\_ Yes \_\_\_ No  
Identify other reductions & code section applied: \_\_\_\_\_

Between Group: \_\_\_\_\_ and Group: \_\_\_\_\_ Separation Provided: \_\_\_\_\_ Hr.  
Sprinkler reduction applied? \_\_\_ Yes \_\_\_ No  
Identify other reductions & code section applied: \_\_\_\_\_

**NOTE: Attach diagram indicating separations provided, or include same with blueprints.**

The sum of the ratios is as follows: NA

Group \_\_\_\_\_ Group \_\_\_\_\_ Group \_\_\_\_\_ Group \_\_\_\_\_

$\frac{\text{Actual area}}{\text{Allowed area}} =$  \_\_\_\_\_  $\frac{\text{Actual area}}{\text{Allowed area}} =$  \_\_\_\_\_  $\frac{\text{Actual area}}{\text{Allowed area}} =$  \_\_\_\_\_  $\frac{\text{Actual area}}{\text{Allowed area}} =$  \_\_\_\_\_

Sum of ratios \_\_\_\_\_ + \_\_\_\_\_ + \_\_\_\_\_ + \_\_\_\_\_ = \_\_\_\_\_

\* The maximum total building area shall be such that the sum of the ratios for each such area on all floors as calculated according to Section 508.4.2 shall not exceed 2 for two-story buildings and 3 for buildings three stories or higher.

**10. Storm shelters** (Omaha Municipal Code Sec. 43-126):

Is a storm shelter required for this project?       Yes       No

\* **If yes**, the required occupant capacity of the storm shelter shall include all of the buildings on the site and shall be the greater of the following:

(a) The total occupant load of the classrooms, vocational rooms and offices in Group E occupancy.

Total occupant load classrooms: \_\_\_\_\_ @ 5 sf/each: \_\_\_\_\_  
Total occupant load vocational rooms: \_\_\_\_\_ @ 5 sf/each: \_\_\_\_\_  
Total occupant load offices: \_\_\_\_\_ @ 5 sf/each: \_\_\_\_\_  
**Total area required:** \_\_\_\_\_

(b) The occupant load of any indoor assembly space that is associated with Group E occupancy.

Total occupant load assembly space: \_\_\_\_\_ @ 5 sf/each: \_\_\_\_\_

(c) Residential uses shall be computed as follows:

Total efficiency and one-bedroom units: \_\_\_\_\_ @ 10 sf/each: \_\_\_\_\_  
Total two-bedroom units: \_\_\_\_\_ @ 15 sf/each: \_\_\_\_\_  
Total three-bedroom units: \_\_\_\_\_ @ 20 sf/each: \_\_\_\_\_  
Total four-bedroom units: \_\_\_\_\_ @ 25 sf/each: \_\_\_\_\_  
**Total area required:** \_\_\_\_\_

**11. Zoning:** \_\_\_\_\_

Application for *building permit* shall contain information required per section 55-882, Site Plan Review of Chapter 55, Zoning Ordinance for the City of Omaha of the Omaha Municipal Code. Projects within urban design overlay districts shall include additional information per 55-937, Urban Design Site Plan Review.

Check all that apply:

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Permitted use            | <input type="checkbox"/> Site plan attached, drawn to scale, with dimensions, etc...per 55-882(d) |
| <input type="checkbox"/> Conditional use                     | <input type="checkbox"/> Site plan review has been completed                                      |
| <input type="checkbox"/> Special use                         | <input checked="" type="checkbox"/> Overlay Zoning  |
| <input type="checkbox"/> Site plan review has been completed | <input type="checkbox"/> Urban Design Site Plan Review has been completed                         |
| <input checked="" type="checkbox"/> Flood Plain Development  |   |
| <input type="checkbox"/> Airport Zone                        |   |
| <input type="checkbox"/> Survey certificate                  |   |

Site Regulators

	<u>Allowed/required</u>	<u>Proposed</u>	<u>Comments</u>
a. Site Area	10,000 sf min	230,868 ft	Existing Building.
b. Minimum width	100 ft	280.76 ft	
c. Site area/unit	N/A	N/A	
d. Floor area	N/A	47,020 SF	
e. FAR (d/a)	2.0 Max	0.20	
f. Setback			
Front yard	50' from CL of fronting street	81.79'	
Street side yard	Lesser of 10 ft or 50' from CL of fronting street	52.21'	
Interior side yard	N/A	N/A	
Rear yard	10' Minimum on Lots without alley frontage.	265.00'	
g. Height	120' Max	120.00' max	
h. Building cover	90 %	20 %	Scope of project only involves interior renovations and paving maintenance. No additions to building or site are proposed.
i. Impervious cover	90 %	90 %	Scope of project only involves interior renovations and paving maintenance. No additions to building or site are proposed.
j. Minimum depth	10'	N/A	55-714(e)(1)
street yard			
landscaping			
k. Parking	104 Stalls.	210 Stalls (Existing)	Show calculations

See table on sheet C1.0 for parking calculations.

Bufferyard: (Adjacent Zoning): \_\_\_\_\_

Supplemental Use: \_\_\_\_\_

Supplemental Site: \_\_\_\_\_

Notes: Scope of project only involves interior renovations and paving maintenance. No additions to building or site are proposed.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_