



CASS COUNTY DEPT OF ZONING AND INSPECTIONS
13860 12TH ST
PLATTSMOUTH, NE 68048

Date: _____

Plans Submittal Information

Contractor Name: _____

Contractor Phone: _____

Property Address: _____

Property Owner: _____

Property Owner Phone: _____

Name on Permit: _____

Email address: _____

Project: _____

Administrative Use Only

Parcel ID: _____ Zoning: _____

Legal Description: _____

CASS COUNTY DEPT OF ZONING AND INSPECTIONS
13860 12TH ST., PLATTSMOUTH, NE 68048
Michael Jensen; Cass County Zoning Administrator
Phone: (402)296-9359; Fax: (402)296-0604
zoning@cassne.org

CASS COUNTY PERMIT NUMBER:

ADDRESS:

LEGAL DESCRIPTION:

I am depositing \$500 with the Cass County Zoning Department. I understand that a Final Inspection Approval is required prior to occupancy.

I understand that if I move into the residence or allow the owner to move in or move any personal items into the residence (including garage) before a final inspection is performed, I will not only forfeit the \$500 deposit but will also be subject to a fine of up to \$100 per day with each day of non-compliance being considered a separate offense. I also understand that if work is not started within 180 days of permitting, I could forfeit the \$500 deposit and the permit can be voided.

APPLICANT: _____

DATE: _____

The \$500 deposit will be returned to the applicant, if not forfeited due to occupancy or failure to commence within 6 months (180 days), after Final Inspection of the structure.

DEPOSIT RECEIVED: _____

DATE: _____

Michael J. Jensen; Cass County Zoning Administrator

CASS COUNTY ZONING
13860 12TH ST
PLATTSMOUTH, NE 68048
402-296-9359

BUILDING INSPECTION INFORMATION

YOU MUST CALL IN ALL INSPECTIONS! FAILURE TO DO SO WILL RESULT IN JOB DELAYS AND POSSIBLE FINES.

The following is a list of required inspections. The list of required inspections may vary in order.

1. **FOOTING:** **After** trenches have been prepared and **Prior** to pouring.
2. **FOUNDATION:**
 - a. **Blocked Walls:** **After** foundation walls are completed and **Prior** to any framing.
 - b. **Poured Walls:** Walls must be inspected **Prior** to pouring
3. **GROUNDWORK:** **Prior** to covering any plumbing below grade with sand, gravel or soft, clean dirt. This includes inspection of the radon mitigation system prior to covering.
4. **RADON INSPECTION:** **After** gravel and poly and **Prior** to floor being poured.
5. **FRAMING, ELECTRICAL, PLUMBING AND MECHANICAL:** **Prior** to installing insulation. State Electrical Inspection must be done **Prior** to Cass County.
6. **INSULATION:** **After** rough-in
7. **SEPTIC:** **After** the tank and laterals have been set and **Prior** to covering.
8. **FINAL:** Final inspection is **REQUIRED** (after State Electrical final is completed) upon completion of the structure. A **forfeiture of the \$500.00** security deposit will happen if occupancy is established before final inspections are done.

INSPECTIONS WILL BE MADE BETWEEN 9:00 A.M. AND 4:00 P.M. MONDAY THROUGH FRIDAY, EXCEPT LEGAL COUNTY HOLIDAYS. PLEASE CALL THE COUNTY ZONING OFFICE 24 HOURS PRIOR TO THE DATE OF THE REQUIRED INSPECTION AT 402-296-9359.



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CURRENT CASS COUNTY CODES: 2012 IBC, IRC, IPC, IMC, IFGC
2017 NEC AND 2018 IEC

NEEDED FOR A NEW RESIDENCE PERMIT:

- Architectural & set back approval (town, village or SID)
- Septic & lateral site plan (if applicable)
- Perk test (if applicable)
- 3 sets of plans including:
 - 4-side views
 - Footing detail showing rebar placement
 - Foundation detail showing rebar and anchor bolt placement
 - Framing construction notes
 - Plumbing fixture locations
 - Roof detail showing ice & water shield
 - Energy detail – RESchek
- Electrical plans showing basic electrical detail
- Plot plan showing access and set backs
- Letter of approval (Beaver Lake, Buccaneer Bay, any village or city)
- Elevation Certificate (if in a flood plain)
- 2 checks:
 - 1 for permit
 - 1 for deposit (new residence - \$500) this will not be cashed but will be held and sent back with the Occupancy permit.



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Michael Jensen ~ Zoning Administrator
Phone (402) 296-9359 ~ Fax (402) 296-0604

2023

CONTRACTOR REGISTRATION APPLICATION

Company Name: _____

Address: _____

City, State, Zip: _____

Phone: _____

Contact Name: _____

License information: _____

Type of work performed: _____

Email address: _____

Signature _____ Date _____

*Please write legibly.

Please note: All field required

Cass County Zoning Regulations require a check or money order for \$20.00 and a certificate of insurance (this can be faxed in directly from your insurance company).