



Planning & Zoning

The Village of Adams has adopted a Comprehensive Plan, Zoning Regulations and Subdivision Regulations designed to serve as a tool to assist the Village in planning for the future stability and development in the community and its respective one-mile planning jurisdiction.

No building or other structures shall be erected, moved, added to, or structurally altered without a building permit. No building permit shall be issued unless the proposed construction or use is in conformance with all the provisions of this ordinance and with all other applicable codes, regulations, and laws of the Village of Adams and with all orders and variances lawfully issued by the Board of Adjustment.

Building Codes: The Village of Adams has adopted the 2012 International Residential Building Codes and a printed copy of the publication is on file in the Village Office for use and examination.

Procedure for Obtaining A Building Permit

1) Permit Application:

1. Obtain a building permit from the Village Office.
 - “Accessory Buildings” & “Deck Detail Forms” need to be completed for accessory buildings and decks.
2. Submit building permit along with a detailed drawing of the project with proper setbacks and location of building on the property to the Village Office.
 - New Construction:
 - Provide two copies of the building blue prints to the Village Office.
 - If there is no physical address on the property, fill out the “County Addressing Form” at the Village Office.
 - New construction will include water and sewer tapping fees if applicable.
3. Permit Fee: Pay permit fee at the Village Office. Permit fees are based on the total value of construction. See “Values for Building Projects” for values.
 - \$10.00 building permit fee for the first \$10,000.00 and \$1.00 for every \$1,000.00 after \$10,000.00 with maximum of \$1,000.00 building permit fee.

Valuations For Building Projects:

Residential Main Floor	70.50 per sq ft
Residential Basement Unfinished:	16.27 per sq ft
Residential Basement Finished:	35.25 per sq ft
Residential Garage	20.060 per sq ft
Car Port	13.80 per sq ft
Ag Building, Accessory Building	18.98 per sq ft
Covered Deck	36.40 per sq ft
Covered Patio	18.20 per sq ft
Uncovered Deck	18.20 per sq ft
Swimming Pools (Year-Round)	based on value of construction
Commercial Pole Building	30.00 per sq ft
Commercial Non-Pole Building	120.00 per sq ft

2) Permit Approval or Denial:

1. Permit applications are reviewed by the Village Building Inspector, Steve Weiss (402) 440-2543.
2. Planning & Zoning Commission reviews the permit and make a recommendation to the Village Board.
3. Permit applications are then provided to the Village Board for final approval or disapproval.
 - The Commission and Village Board meet on the first Thursday following the first Monday of the month or as published.
4. Once the Village Board has signed for approval or disapproval, a signed copy of the application along with the building inspector fee schedule will be sent to the applicant.



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3) Permit Inspections & Completion:

- The applicant will work directly with the Village Building Inspector to schedule inspections. Once the project is completed, the Village Office will send the applicant a bill on the building inspector fees.
- If the work for which a permit has been issued has not begun within six (6) months of the date thereof, or if the construction shall be discontinued for a period of six (6) months, the permit shall be void. Before work can be resumed, a new permit shall be obtained in the same manner from the Village Office.

Building Inspections Breakdown:

Demo Permit - 3 Inspections

- Water/Sewer Off back to the curb stop
- Fence - To Keep People Out
- Clean Hole
- Final Grade Inspection

Deck - 2-3 Inspections

- Plan Review
- Footing
- Framing Finished

Accessory Building/Carport – 2- 3 Inspections

- Plan Review
- Footing
- Framing Finished

New Construction/Additions - 6 Inspections

- Plan Review
- Footing
- Wall Steal/Foundation
- Framing Finished
- Insulation
- Final
- Certificate of Occupancy

Retaining Wall (Above 4 ft) - 1 Inspection

- Final

Basement Walls- 2-3 Inspections

- Pin into Footing
- Final
- One additional if footings are taken out at the beginning.

*** Additional inspection fees required for extraordinary plan review, additional and/or failed inspections.

Items Not Requiring A Permit Or Fee:

- Signage
- Sidewalks - Sidewalks that are removed must be replaced regardless of location or condition.
- Driveways
- Fences under 7 foot
- Retaining Wall - 4ft or less in height