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**Recent Omaha Building
Code Changes affect
New Construction,
Home Renovations, and
Home Inspections.**



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Omaha Building Code Changes

Effective October 3, 2007, several building code changes were implemented. Some of the more significant ones that pertain to home inspection items are as follows:

- Egress windows are required in all basements of new homes.
- When an unfinished basement of an existing home is finished, an egress window is required.
- All garage ceilings with a finished space above must be covered with 5/8" gypsum board.
- Landings are no longer required inside the garage where the door does not swing over the stairs.
- Stair rise and run will change to 10" minimum run and 7 3/4" maximum rise. (effective 9-03-08).
- Handrails are not required on stairs until there are four or more risers.
- Crawl spaces must be damp-proofed at the wall exteriors.
- Water resistive house wrap required on all new residential projects.
- Provisions have been added to eliminate crawl space ventilation.
- Ice protection is required on all new roofs.
- Re-roofs require the removal of the old shingles prior to the installation of new shingles.
- All new homes require tie-down clips at the rafter-to-plate connection.
- An energy efficiency certificate must be posted inside the electrical panel.

This information is furnished by Home Buyers Protection Company, your #1 source for home inspection information.

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