

SoMa Rooftop Deck Extension Rules

SoMa rooftop deck extensions must be done in compliance with the requirements set forth in the Declaration. Those requirements are the following:

- 1. Application to ACC.** All deck extensions require submission of a written application to the Architectural Control Committee, which application shall include a sketch of the proposed extension showing its location in relation to (a) property lines and (b) all physical features on the rooftop. In order to approve the extension, the ACC shall confirm that the extension as proposed is in compliance with the Declaration and these Rules.
- 2. City Building Permit.** The applicant must present to the ACC a building code permit from the City for the proposed extension. For current information concerning building permit applications, Google search “City of Omaha Building Permits” and find "fences, decks, sheds". Building code and fire code review are required and we are informed that the time required for the City to review and issue/deny an application is two weeks.
- 3. Quality of Construction.** The applicant must provide evidence that the extension (a) will be composed of the same or similar quality material as the original deck, (b) have a substantially similar structural design and (c) be built inside the applicant’s property lines.
- 4. Open Deck Ends.** The open ends of the deck must have (a) railing of the same design and finish as is used for fences on SoMa rooftop decks and (b) a pigeon-deterrent screen to prevent nests under the deck.
- 5. Rainwater Runoff Unimpeded.** The deck frame joists must be arranged and/or gapped to allow rainwater and snowmelt to run unimpeded to the scupper that drains the rooftop area.
- 6. Protect Your Composite Roof.** Deck frame joists should be set on an extra layer of roofing or other material to prevent denting or piercing of the composite roof material.
- 7. To confirm compliance, please submit photos** of the deck as completed to John Thomas at jthomas@ttrs.com.