



# Community Development Building Codes

## Deck Permit Application Guidelines

A building permit is required by the City of Shawnee to construct any deck which will be **more than 30 inches** above the adjoining ground level at any point. A building permit is required to construct any solid roof over a deck.

All decks are required to meet the setbacks (minimum distance from property lines), as prescribed by the zoning ordinance (see attached Table of General Bulk Regulations). A deck can encroach 6' into the required rear yard. **Zoning (SMC 17.84.020) Corner plots:** On a corner plot, each plot line which abuts a street shall be deemed to be a front plot line, and the required yard along both plot frontages shall be a required front yard. The owner shall elect, and so designate on the plot plan, which of the remaining two required yards shall be the required side yard and the required rear yard.

Typical requirements for deck construction include the following:

- Footings shall extend to at least **36 inches below grade**.
- The assumed allowable soil bearing pressure in Shawnee is 2000 psf
- All lumber shall be **treated lumber** or natural decay resistant
- Floors shall be constructed to support not less than **40 pounds per square foot live load**
- Guardrails shall be at least **36 inches high** and shall be constructed to prevent passage of a 4" diameter ball.
- A ten (10) ft. vertical clearance must be maintained from any deck floor or built in seating surface to the overhead electric wires that are within three (3) ft. horizontally from the deck.
- Handrail is required on one side of stairs with 4 or more risers. A 2 x 4 is **not** an acceptable handrail. Additional information about code requirements for deck building can be found in the Residential Decks Permit and Construction Guidelines and also the 2018 Stair Building Code brochure.

The following information is to be submitted with the deck permit application:

1. A completed and signed deck permit application (see attached).
2. Two accurate, scaled plot plans, showing all structures on the property, (existing and proposed), and the distance from the deck to all property lines and structures.
3. Two foundation and framing plans, showing how the deck will be built i.e. the size and location of all footings, vertical post size, support beams, and joist direction and what inch on-center the joist are constructed). State the type of lumber being used to build the deck i.e. treated or decay resistant. If deck is being attached to any cantilevers, the deck needs to be self-supporting in this area. One stamped (approved) copy of the foundation and framing plan will be returned to you.
4. A city business license is required for any contractor doing work in the City of Shawnee.
5. Check, cash, credit card (Master Card or Visa) for payment of the building permit fee, collected at the time the permit is issued (permit fee schedule attached).

Remember, any time you plan to excavate or dig on your property you should contact the free service of Kansas One Call - just dial 811!

**SHOULD YOU NEED ANY REASONABLE ACCOMMODATION TO ASSIST IN MAKING PERMIT APPLICATION, PLEASE CONTACT THE CODES ADMINISTRATION DIVISION AT 913-742-6010.**



# Community Development Building Codes Residential Permit Application

For residential type work other than new residential structures

## Project Information

Project Address: \_\_\_\_\_

Type of Project (check type of permits being sought)

Basement Finish (Sq Ft) \_\_\_\_\_  Retaining Wall (height of wall) \_\_\_\_\_

Uncovered Deck (Sq Ft) \_\_\_\_\_  Remodel Existing Interior

New Roofed Addition (Sq Ft) \_\_\_\_\_  Swimming Pool or Spa

Accessory Building (Sq Ft) \_\_\_\_\_  Electric service or upgrade

Other: \_\_\_\_\_

Description of work: \_\_\_\_\_

Project Value \$ \_\_\_\_\_

## Applicant Information

Name of Applicant (print): \_\_\_\_\_

Street Address, State, Zip: \_\_\_\_\_

Phone: ( ) \_\_\_\_\_ Fax: ( ) \_\_\_\_\_ E-Mail: \_\_\_\_\_

Contact Name if different from above: \_\_\_\_\_ Phone: ( ) \_\_\_\_\_

Home Owners Name if Contractor is Applicant: \_\_\_\_\_ Phone: ( ) \_\_\_\_\_

The information contained in this application is true and correct.

Check as Applicable:  Contractor  Owner  Agent of Owner

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

## Submittal Information

Permit applications and design documents shall be submitted to the Codes Administration Division, located in the lower level of the west wing of City Hall, 11110 Johnson Dr, Shawnee, KS 66203. Contact the Codes Administration Division at (913)742-6010 or by email at [codes@cityofshawnee.org](mailto:codes@cityofshawnee.org) with questions or to request additional information.

Summary of General Bulk Regulations

Zoning Designation	Primary Use	Front Setback	Side Setback	Rear Setback	Lot Area	Lot Frontage	Height Limit	Building Coverage	Ordinance Location
AG	Agricultural Holding Zone, Farming	50 feet	30 feet <sup>(a)</sup>	50 feet	5 acres <sup>(b)</sup> / 80,000(ft) <sup>2</sup>	200 feet	45 feet/ 3 story	NA	17.10
RE	Residential Estates	50 feet	25 feet <sup>(c)</sup>	50 feet/ 40 feet <sup>(d)</sup>	1ac/sewer 2 ac/septic	160 feet	45 feet/ 3 story	NA	17.12
RS	Residential Suburban	35 feet	15 feet	35 feet/ 40 feet <sup>(e)</sup>	12,000(ft) <sup>2</sup>	90 feet	45 feet/ 3 story	NA	17.16
R-1	Single Family Residential	30 feet	20% of lot width	30 feet/ 40 feet <sup>(f)</sup>	9,000(ft) <sup>2</sup>	75 feet	45 feet/ 3 story	NA	17.20
PSF	Planned Single Family (4 acres min.)	25 feet <sup>(g)</sup>	Varies (See Plat File)	Varies (See Plat File)	6600(ft) <sup>2</sup> <sup>(h)</sup>	1/3=60'-65' 1/3>70 feet	45 feet/ 3 story	Max. 50%, Max.5du/a	17.23
DU	Duplex Residential	30 feet	10 feet	30 feet	12,000(ft) <sup>2</sup>	90 feet	45 feet/ 3 story	NA	17.24
PO	Professional Office	30 feet/ 75' (hotel), 30' (parking)	20 feet <sup>(i)</sup> / 50' (hotel), 30' (parking)	35 feet / 75' (hotel) 30' (parking)	10,000(ft) <sup>2</sup>	100 feet/ 200' (hotel)	45 feet	NA	17.34
CN	Commercial Neighborhood	40 feet 15' (parking)	Zero / 20' adjacent to Resident.	25 feet 15' (parking)	3 acres	50 feet	45 feet	NA	17.38
CH	Commercial Highway	30 feet/ 75' (hotel), 20' (parking)	Zero / 50' (hotel), 20' adjacent to Resident.	25 feet 75' (hotel) 20' (parking)	10,000(ft) <sup>2</sup>	100 feet/ 200' (hotel)	45 feet	NA	17.42
TSQ	Townsquare District	20 feet/ 75' (hotel), 10' (parking)	Zero / 50' (hotel), 20' adjacent to Resident.	20 feet/ 75' (hotel)' 10' (parking)	none	40 feet <sup>(j)</sup>	45 feet	NA	17.45
PI	Planned Industrial (20 acres min.)	50 feet 20' (parking)	25 feet/ 50' adjacent to Highway/ 100' adjacent to Resident.	25 feet/ 50' adjacent to Highway/ 100' adjacent to Resident.	none	100 feet	75 feet	NA	17.46
PMR (PUD)	Planned Mixed Residential (4ac.min.)	See 17.54.21	See 17.54.21	See 17.54.21	17.54.20	17.54.20	17.54.20	17.54.20	17.54
POC (PUD)	Planned Office Commercial(5ac.min.)	See 17.54.23	See 17.54.23	See 17.54.23	17.54.22	NA	17.54.22	NA	17.54

(a)Both side yards in combination must measure at least 100 feet  
 (b)For single family residential and agricultural uses  
 (c)Both side yards in combination must measure at least 75 feet  
 (d)50 feet for SFR, 40 feet for other Permitted Uses and SUPs  
 (e)35 feet for SFR, 40 feet for other Permitted Uses and SUPs  
 (f)30 feet for SFR, 40 feet for other Permitted Uses and SUPs  
 (g)One front yard setback on a corner lot may be platted as side yard setback of 20 feet  
 (h)With density/lot size transitions to adjacent residential  
 (i) Both side yards in combination must measure at least 50 feet  
 (j) See ordinance for other related frontage requirements



# Community Development Building Codes

## Building Permit Fee Schedule

VALUATION (\$)	FEE (\$)	VALUATION (\$)	FEE (\$)	VALUATION (\$)	FEE (\$)
0 - 500	10.00	24,001 - 25,000	170.50	62,001 - 63,000	322.00
501 - 600	11.50	25,001 - 26,000	175.00	63,001 - 64,000	325.00
601 - 700	13.00	26,001 - 27,000	179.50	64,001 - 65,000	328.00
701 - 800	14.50	27,001 - 28,000	184.00	65,001 - 66,000	331.00
801 - 900	16.00	28,001 - 29,000	188.50	66,001 - 67,000	334.00
901 - 1,000	17.50	29,001 - 30,000	193.00	67,001 - 68,000	337.00
1,001 - 1,100	19.00	30,001 - 31,000	197.50	68,001 - 69,000	340.00
1,101 - 1,200	20.50	31,001 - 32,000	202.00	69,001 - 70,000	343.00
1,201 - 1,300	22.00	32,001 - 33,000	206.50	70,001 - 71,000	346.00
1,301 - 1,400	23.50	33,001 - 34,000	211.00	71,001 - 72,000	349.00
1,401 - 1,500	25.00	34,001 - 35,000	215.50	72,001 - 73,000	352.00
1,501 - 1,600	26.50	35,001 - 36,000	220.00	73,001 - 74,000	355.00
1,601 - 1,700	28.00	36,001 - 37,000	224.50	74,001 - 75,000	358.00
1,701 - 1,800	29.50	37,001 - 38,000	229.00	75,001 - 76,000	361.00
1,801 - 1,900	31.00	38,001 - 39,000	233.50	76,001 - 77,000	364.00
1,901 - 2,000	32.50	39,001 - 40,000	238.00	77,001 - 78,000	367.00
2,001 - 3,000	38.50	40,001 - 41,000	242.50	78,001 - 79,000	370.00
3,001 - 4,000	44.50	41,001 - 42,000	247.00	79,001 - 80,000	373.00
4,001 - 5,000	50.50	42,001 - 43,000	251.50	80,001 - 81,000	376.00
5,001 - 6,000	56.50	43,001 - 44,000	256.00	81,001 - 82,000	379.00
6,001 - 7,000	62.50	44,001 - 45,000	260.50	82,001 - 83,000	382.00
7,001 - 8,000	68.50	45,001 - 46,000	265.00	83,001 - 84,000	385.00
8,001 - 9,000	74.50	46,001 - 47,000	269.50	84,001 - 85,000	388.00
9,001 - 10,000	80.50	47,001 - 48,000	274.00	85,001 - 86,000	391.00
10,001 - 11,000	86.50	48,001 - 49,000	278.50	86,001 - 87,000	394.00
11,001 - 12,000	92.50	49,001 - 50,000	283.00	87,001 - 88,000	397.00
12,001 - 13,000	98.50	50,001 - 51,000	286.00	88,001 - 89,000	400.00
13,001 - 14,000	104.50	51,001 - 52,000	289.00	89,001 - 90,000	403.00
14,001 - 15,000	110.50	52,001 - 53,000	292.00	90,001 - 91,000	406.00
15,001 - 16,000	116.50	53,001 - 54,000	295.00	91,001 - 92,000	409.00
16,001 - 17,000	122.50	54,001 - 55,000	298.00	92,001 - 93,000	412.00
17,001 - 18,000	128.50	55,001 - 56,000	301.00	93,001 - 94,000	415.00
18,001 - 19,000	134.50	56,001 - 57,000	304.00	94,001 - 95,000	418.00
19,001 - 20,000	140.50	57,001 - 58,000	307.00	95,001 - 96,000	421.00
20,001 - 21,000	146.50	58,001 - 59,000	310.00	96,001 - 97,000	424.00
21,001 - 22,000	152.50	59,001 - 60,000	313.00	97,001 - 98,000	427.00
22,001 - 23,000	158.50	60,001 - 61,000	316.00	98,001 - 99,000	430.00
23,001 - 24,000	164.50	61,001 - 62,000	319.00	99,001 - 100,000	433.00

**Building Permit fee for valuations of \$100,001 or more:**

- \$433.00 for the first \$100,000.00 plus \$2.50 for each additional \$1,000.00 or fraction thereof

**Plan Review Fees:**

When commercial building plans must be submitted, a plan review fee shall be paid at the time of submitting such plans and specifications for review. The plan review fee is in addition to the building permit fee.

Description	Charge
• Plan Review Fee	65% of Permit Fee
• Additional plan review required by changes, additions or revisions to approved plans (half hour min)	\$50.00/hour

For complete fee information please review PS-27.