



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 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 ^(a)	50 feet	5 acres ^(b) / 80,000(ft) ²	200 feet	45 feet/ 3 story	NA	17.10
RE	Residential Estates	50 feet	25 feet ^(c)	50 feet/ 40 feet ^(d)	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 ^(e)	12,000(ft) ²	90 feet	45 feet/ 3 story	NA	17.16
R-1	Single Family Residential	30 feet	20% of lot width	30 feet/ 40 feet ^(f)	9,000(ft) ²	75 feet	45 feet/ 3 story	NA	17.20
PSF	Planned Single Family (4 acres min.)	25 feet ^(g)	Varies (See Plat File)	Varies (See Plat File)	6600(ft) ² ^(h)	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) ²	90 feet	45 feet/ 3 story	NA	17.24
PO	Professional Office	30 feet/ 75' (hotel), 30' (parking)	20 feet ⁽ⁱ⁾ / 50' (hotel), 30' (parking)	35 feet / 75' (hotel) 30' (parking)	10,000(ft) ²	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) ²	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 ^(j)	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



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Building Permit Fee Schedule

VALUATION (\$)	FEE (\$)	VALUATION (\$)	FEE (\$)	VALUATION (\$)	FEE (\$)
0 - 500	20.00	24,001 - 25,000	257.00	62,001 - 63,000	497.00
501 - 600	22.00	25,001 - 26,000	264.00	63,001 - 64,000	502.00
601 - 700	24.00	26,001 - 27,000	271.00	64,001 - 65,000	507.00
701 - 800	26.00	27,001 - 28,000	278.00	65,001 - 66,000	512.00
801 - 900	28.00	28,001 - 29,000	285.00	66,001 - 67,000	517.00
901 - 1,000	30.00	29,001 - 30,000	292.00	67,001 - 68,000	522.00
1,001 - 1,100	32.00	30,001 - 31,000	299.00	68,001 - 69,000	527.00
1,101 - 1,200	34.00	31,001 - 32,000	306.00	69,001 - 70,000	532.00
1,201 - 1,300	36.00	32,001 - 33,000	313.00	70,001 - 71,000	537.00
1,301 - 1,400	38.00	33,001 - 34,000	320.00	71,001 - 72,000	542.00
1,401 - 1,500	40.00	34,001 - 35,000	327.00	72,001 - 73,000	547.00
1,501 - 1,600	42.00	35,001 - 36,000	334.00	73,001 - 74,000	552.00
1,601 - 1,700	44.00	36,001 - 37,000	341.00	74,001 - 75,000	557.00
1,701 - 1,800	46.00	37,001 - 38,000	348.00	75,001 - 76,000	562.00
1,801 - 1,900	48.00	38,001 - 39,000	355.00	76,001 - 77,000	567.00
1,901 - 2,000	50.00	39,001 - 40,000	362.00	77,001 - 78,000	572.00
2,001 - 3,000	59.00	40,001 - 41,000	369.00	78,001 - 79,000	577.00
3,001 - 4,000	68.00	41,001 - 42,000	376.00	79,001 - 80,000	582.00
4,001 - 5,000	77.00	42,001 - 43,000	383.00	80,001 - 81,000	587.00
5,001 - 6,000	86.00	43,001 - 44,000	390.00	81,001 - 82,000	592.00
6,001 - 7,000	95.00	44,001 - 45,000	397.00	82,001 - 83,000	597.00
7,001 - 8,000	104.00	45,001 - 46,000	404.00	83,001 - 84,000	602.00
8,001 - 9,000	113.00	46,001 - 47,000	411.00	84,001 - 85,000	607.00
9,001 - 10,000	122.00	47,001 - 48,000	418.00	85,001 - 86,000	612.00
10,001 - 11,000	131.00	48,001 - 49,000	425.00	86,001 - 87,000	617.00
11,001 - 12,000	140.00	49,001 - 50,000	432.00	87,001 - 88,000	622.00
12,001 - 13,000	149.00	50,001 - 51,000	437.00	88,001 - 89,000	627.00
13,001 - 14,000	158.00	51,001 - 52,000	442.00	89,001 - 90,000	632.00
14,001 - 15,000	167.00	52,001 - 53,000	447.00	90,001 - 91,000	637.00
15,001 - 16,000	176.00	53,001 - 54,000	452.00	91,001 - 92,000	642.00
16,001 - 17,000	185.00	54,001 - 55,000	457.00	92,001 - 93,000	647.00
17,001 - 18,000	194.00	55,001 - 56,000	462.00	93,001 - 94,000	652.00
18,001 - 19,000	203.00	56,001 - 57,000	467.00	94,001 - 95,000	657.00
19,001 - 20,000	212.00	57,001 - 58,000	472.00	95,001 - 96,000	662.00
20,001 - 21,000	221.00	58,001 - 59,000	477.00	96,001 - 97,000	667.00
21,001 - 22,000	230.00	59,001 - 60,000	482.00	97,001 - 98,000	672.00
22,001 - 23,000	239.00	60,001 - 61,000	487.00	98,001 - 99,000	677.00
23,001 - 24,000	248.00	61,001 - 62,000	492.00	99,001 - 100,000	682.00

Building Permit fee for valuations of \$100,001 to \$500,000:

- \$682.00 for the first \$100,000.00 plus \$4.00 for each additional \$1,000.00 or fraction thereof up to \$500,000.00

Building Permit fee for valuations of \$500,001 or more:

- \$2,282.00 for the first \$500,000.00 plus \$3.00 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 (Two hour min)	\$50.00/hour

For complete fee information, please review City of Shawnee Comprehensive User Fee Schedule PS-56. (Effective 1/1/2020)