

COMMERCIAL PLAN REVIEW

An apartment house of 3 dwelling units or more

A commercial building

A public building

Any other structures deemed necessary by the building official

WHAT'S NEXT

When the plans are returned to the city, you will be asked to have your architect or engineer respond to the items in the plan review in order to resolve any issues that do not meet the codes or are unclear.

PLAN REVIEW TIMELINE INSPECTION TIMELINE

Please allow City Inspector 24 hours notice to prepare for the inspection.

On average, expect 2-3 weeks for the initial plan review to be returned to you.

After all codes are resolved, the plans are forwarded to the Department of Community Development, the City Engineer, and the Fire Department for approval. **When all of these departments have signed off on the project, the permit may be issued, and no building construction can begin until the permit is issued.**

CONTACT INFORMATION

Licensing/Plumbing/Electrical/ Mechanical Codes

Rebecca Savidge, City Inspector
(913) 727-2400

Cynthia Tripp, Administrative Assistant
(913) 727-2400

Zoning/Site Plans/Landscape/Parking/Flood Plain/Easements

Director, Community &
Economic Development

(913) 727-5488

Rebecca Savidge, City Inspector
(913) 727-2400

UTILITIES

Electric- Westar Energy
(913) 758-2733

Gas- Kansas Gas Service
(913) 758-2730

Water Service- Lan-Del Water District
(913) 727-3350

The City Of Lansing requires that all persons performing electrical, plumbing, and mechanical work be properly licensed by the city of Lansing, Kansas

GENERAL BUILDING PERMIT INFORMATION



City of Lansing

COMMUNITY DEVELOPMENT

730 1st Terrace Street, Suite 3

Lansing, Kansas 66043

Phone (913) 727-2400

Fax (913) 351-3618

RESIDENTIAL REQUIREMENTS

All items needing permits:

- Accessory Structures
- Pools
- Fences
- Decks
- Additions
- Basement Remodeling
- Windows/Siding
- Roofing

REMINDERS

A permit is not necessary for one-story detached accessory buildings used as tool and storage sheds, playhouses, and similar uses, and does not exceed **120 SQUARE FEET**.

Any accessory building exceeding 120 square feet, a permit is necessary.

A site plan, declaration of construction value, and plans for projects are needed when application is made to construct

INSPECTIONS

Inspections are required at the following times and **require a 24-hour notice**:

- Footings
- Pier holes
- Framing
- Electrical, Plumbing and Mechanical
- Final

ACCESSORY BUILDING CONDITIONS

No accessory building shall be erected in any required front or side yard, and no detached accessory building shall be erected closer than five (5) feet to any other building. Accessory building may be located in the rear yard, but shall not be closer than (5) feet to the rear lot line and shall not be closer to the side lot line than the required side yard setback of the district- ten (10) feet.

No accessory building shall cover more than 30% of the required rear yard.

No permanent structures should be constructed within easements.

An open off-street parking, loading areas, and drives shall be graded and paved with asphaltic or portland cement concrete pavement for accessory buildings over 400 square feet.

**** Any work constructed without a permit is subject to penalties and condemnation.**

**** Any contracted trade work should be completed by a City of Lansing licensed contractor.**

**** All general contractors and tradesman need an occupational license**

BUILDING PERMIT FEES

<u>Building Valuation</u>	<u>Permit Fee</u>
\$1.00-\$500.00	\$15.00
\$501.00-\$2,000.00	\$15.00 for the first \$500.00 plus \$2.00 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2001.00-\$25,000.00	\$45.00 for the first \$2,000.00 plus \$9.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001.00-\$50,000.00	\$252.00 for the first \$25,000.00 plus \$6.50 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$414.50 for the first \$50,000.00 plus \$4.50 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00-\$500,000.00	\$639.50 for the first \$100,000.00 plus \$3.50 for each additional \$1000.00 or fraction thereof to and including \$500,000.00
\$500,001.00-\$1,000,000.00	\$2039.50 for the first \$500,000.00 plus \$3.00 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$3,593.50 for the first \$1,000,000.00 plus \$2.00 for each additional \$1,000.00 or fraction thereof