

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 Community & Economic Development Department Director

PLAN REVIEW TIMELINE

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

During the plan review process, the plans are forwarded to the Fire Department and may be forwarded to other pertinent reviewers for approval.

When the reviewers have signed off on the project, the permit may be issued, however no building construction can begin until the permit is issued.

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 to resolve any issues that do not meet the currently adopted code or are unclear.

INSPECTION TIMELINE

24 hours' notice is required for all inspections. Inspections requested after 3:00 PM will not be scheduled until the day following the next working day.

CONTACT INFORMATION

Licensing/Plumbing/Electrical/ Mechanical Codes/ Permits

Dan Stade, City Inspector
(913) 364-6926

Melissa Baker,
Administrative Assistant
(913) 727-2400

Zoning/Site Plans/Landscape/Parking/ Easements

Joshua Gentzler
Director, Community &
Economic Development
(913) 364-6920

UTILITIES

Electric – Evergy
(913) 758-2733

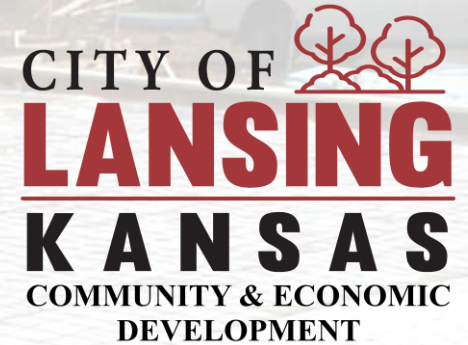
Gas – Kansas Gas Service
(913) 758-2730

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

Sanitary Sewer – Lansing Wastewater
(913) 727-2206

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 & ECONOMIC
DEVELOPMENT

730 1st Terrace Street, Suite 2
Lansing, Kansas 66043
Phone (913) 727-2400
www.lansingks.org

RESIDENTIAL REQUIREMENTS

All items needing permits:

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

A site plan, declaration of construction value, and plans for projects are needed when a building permit application is submitted.

INSPECTIONS

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

- Footings
- Mid-phase and Final Roof
- Pier holes
- Framing
- Electrical, Plumbing and Mechanical
- Final

REMINDERS

A permit is not necessary for one-story detached accessory buildings used as tool and storage sheds, playhouses, and similar uses, with a size of **120 SQUARE FEET or less**. Any accessory building exceeding 120 square feet **requires** a permit.

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. No accessory building shall cover more than 30% of the rear yard. Structures 120 sq. ft. or less and less than 10 feet tall shall be limited to one per lot, located behind the rear building line of the principal building, and be no closer than 5 feet from the rear or side property line. No permanent structures should be constructed within easements.

Any open off-street parking, loading areas, or drives shall be graded and paved with asphaltic or portland cement concrete pavement for accessory buildings over 120 square feet.

Requirements for buildings exceeding 120 sq. ft. are listed in the UDO on Page 4-4.

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

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

**** All general contractors and tradesman must obtain 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

**Apply for permits at:
Permits.lansings.org**