

Permit requirements for:

Residential Additions

Procedure:

The following guidelines for residential additions are provided to assist in the development of plans for permit issuance. These guidelines are not all inclusive, but provide basic requirements. The City of Prairie Village currently enforces the following Codes:

- 2012 International Building Code (IRC)**
- 2012 International Residential Code (IRC)**
- 2012 International Plumbing Code (IPC)**
- 2012 International Mechanical Code (IMC)**
- 2012 International Fuel Gas Code (IFGC)**
- 2012 International Energy Conservation Code (IECC)**
- 2012 International Property Maintenance Code (IPMC)**
- 2011 National Electrical Code (NFPA 70)**

Site plans shall be required for all additions and shall include, but not be limited to the following:

- a. Name of project, address, legal description, zoning district, boundaries, date, north arrow, and scale of plan.
- b. All existing lot lines, easements, structures, and rights of way to include lot area in square feet.
- c. The exact location of the addition on the lot, with all dimensions provided, to include distances from property lines and adjacent structures.
- d. All dimensions of height and floor area and all exterior entrances.
- e. Projected roof area in square feet.
- f. Typical building elevations, to include the top of foundation wall elevation of the existing structure and the proposed top of foundation wall elevation of the addition.
- g. Existing and proposed topography shown at not more than 2-foot contour intervals. Indicate if project is in a flood plain or not.
- h. Locations of down spouts and flow patterns.
- i. Location and method of sump pump discharge.
- j. Submit (2) site plans to Codes Administration department for plan review.
- k. Submit (1) site plan to Public Works for review and drainage permit @ 3535 Somerset Dr, (913) 385-4640.

Two (2) sets of **building construction plans** shall be required for all additions and shall include, but not be limited to the following:

Building

- a. Provide footing/foundation details to include method of attachment to the existing structure.
- b. Provide framing details to include; wood species and lumber grade; size and spacing of studs; size and span of beams/headers over 4 feet; all load bearing points; the size, span, and spacing of floor/ceiling joists; the size, span of rafters and ridge beam; attic access opening.
- c. Provide location and size of all emergency escape and rescue openings.
- d. Provide all room dimensions, corridor/hallway widths, and ceiling heights, to include basement.
- e. Provide location and details for all stairways, to include guardrails/handrails.

Energy Conservation

- a. Provide minimum R-values per Table R402.1.1 (attached)
- b. Provide minimum U-factors per table R402.1.1 (attached)

Plumbing

- a. Provide minimum fixture clearances
- b. Bath exhaust fan shall be vented directly to the outside.

Electrical

- a. Provide size and location of existing/proposed electrical service.
- b. Provide location of all smoke and carbon monoxide detectors.
- c. Provide locations of receptacles, and lighting fixtures.
- d. Provide GFCI protection as required by the NEC.
- e. Provide AFCI protection as required by the NEC.

Fees:

Permit fees depend on the total value of the project and are in accordance with PVMC 4-115.

Inspections:

The following inspections are required for additions:

Footing / foundation / site

Building Rough-in

Electrical Rough-in

Plumbing Rough-in

HVAC Rough-in

Insulation & Fenestration

Gas Service

Electrical Service

**Final Inspection – after Codes Dept
receives final drainage inspection approval
from Public Works**

Any contractors or sub-contractors working on a project requiring building permits in Prairie Village must be licensed with the City. **General, Electrical, Plumbing and Mechanical Contractors will need to provide a current license from Johnson County Contractor Licensing to obtain a contractor license for Prairie Village.**

Inspections require at least a one (1) day notice and can be scheduled by calling (913) 385-4604.

I:cd/bldg/w/residentialadditions

**Table R402.1.1
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT (a)**

Climate Zone	Fenestration U-factor (b)	Skylight(b) U-factor	Glazed Fenestration SHGC (b)	Ceiling(g) R-value	Wood Frame Wall R-value	Mass Wall R-value(f)	Floor R-value	Basement Wall R-value(c)	Slab(d) R-value & Depth	Crawl Space(c) Wall R-value
4	0.35	0.55	0.40	49	13	8/13	19	10/13	NR	10/13

- a. R- values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the installed R-value of the insulation shall not be less than the R-value specified in the table.
 - b. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.
 - c. "10/13" means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation at the interior of the basement walls.
 - d. R-5 shall be added to the required slab edge R-values for heated slabs.
 - e. Or insulation sufficient to fill the framing cavity, R-19 minimum.
 - f. The second R-value applies when more than half the insulation is on the interior of the mass wall.
 - g. Loose-fill insulation shall be installed at the rate recommended by the manufacturer's statement "so many bags per 1000 sq ft", Where the pitch of the roof restricts the "minimum thickness" at the exterior wall line, the insulation shall be blown into the cavity so as to achieve a greater compacted density to a point where the "minimum thickness" can be achieved. An alternative is to install high-density batts around the perimeter edge per R402.2.
- (Ord. 2283, Sec. 1, 2013)

Zoning Changes to the City of Prairie Village Municipal Code 7-12-2016

Summary of the new ordinance requirements:

Residential structures Zoned R-1A

- Height thirty five (35) feet maximum where measured from the top of foundation to the highest point of the roof structure; nor shall the structure contain more than two and one half (2-1/2) stories.
- Front yard not less than thirty (30) feet.
- Side yard 20% of lot width where measured at the front build line with a minimum seven (7) foot setback to the property line. New structures may not be built to within fourteen (14) feet of neighboring structures.
- Rear Yard twenty five (25) feet minimum.
- Lot Coverage of buildings and structures 30%.
- Lot size eighty (80) feet wide by one hundred twenty five (125) feet in depth minimum.
- Parking Regulations minimum of two (2) parking spaces, not less than one shall be within a garage or carport.

Residential Structures Zoned R-1B

- Height twenty nine (29) feet maximum where measured from top of foundation to the highest point of the roof structure; nor shall the structure contain more than two (2) stories.
- Front Yard not less than thirty (30) feet.
- Side yard 20% of lot width where measured at the front build line with a minimum six (6) foot setback to the property line. New structures may not be built to within twelve (12) feet of neighboring structures.
- Rear Yard twenty five (25) feet minimum.
- Lot Coverage of buildings and structures 30%.
- Lot size sixty (60) feet wide by one hundred feet deep minimum.
- Parking Regulations minimum of two (2) parking spaces, not less than one shall be within a garage or carport.

19.44.030 New Residential Structures shall establish the top of foundation between six (6) inches and twenty four (24) inches above the finished grade along the front facade. The top of foundation measurement shall be limited to six (6) inches above the highest point of the finished grade in situations where there is significant grade changes along the front facade (i.e. slope or hill) that result in more than twenty four (24) inches of foundation exposure at any point,