



City of Prairie Village
Codes Department
913-385-4604
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Attic Finish Permits

CODE REQUIREMENTS

A building permit is required to finish an attic in accordance with the Prairie Village municipal code and the 2018 IBC, IRC, IEC, IPC, and IMC. Please note the following:

- Plans must be sealed by a Kansas Registered Design Professional.
- All habitable space, hallways, bathrooms, toilet rooms, and laundry rooms must have a ceiling height of not less than 7 feet, except in the following situations:
 - For rooms with sloped ceilings, at least 50% of the required floor area of the room must have a ceiling height of at least 7 feet and no portion of the required floor area may have a ceiling height of less than 5 feet.
 - Bathrooms shall have a minimum ceiling height of 6 feet 8 inches at the center of the front clearance area for fixtures. The ceiling height above fixtures shall be such that the fixture is capable of being used for its intended purpose. A shower or tub equipped with a showerhead shall have a minimum ceiling height of 6 feet 8 inches above a minimum area 30 inches by 30 inches at the showerhead.
 - The attic must have at least one operable emergency escape and rescue opening per the requirements of the 2018 IRC.

PLAN SUBMISSION REQUIREMENTS

Apply for all permits at <https://prairievillageks.viewpointcloud.com>.

- Include floor plan, wall, and roof framing details. Plans must be sealed by a Kansas Registered Design Professional.
- Provide details of existing floor joists, to include size and spacing. Additional floor joists, larger components and/or additional support elements may be required to accommodate the increased dead/live loads.
- Provide the locations and details for electrical, plumbing, and mechanical work.
- Provide the location(s) of the emergency escape and rescue openings. The emergency rescue and escape openings must comply with the 2018 IRC.
- Provide details of the existing stairways to include ceiling height, width of stairway, depth of treads, and height of risers and location of handrails.
- Provide the locations of the smoke and carbon monoxide detectors. The bathroom exhaust fan must be vented to the exterior.
- Provide R-values and U-factors to comply with the 2018 IRC as amended by the City.
- Provide minimum ceiling heights.

BUILDING PERMIT FEE

The building permit fee for an attic finish is based on the value of the work and will be calculated and

assessed once the building permit is approved.