



RAYMORE
development services

816-331-1803

RESIDENTIAL DECKS

BUILDING PERMITS

Building permits are required for all new or replaced porches and decks. A building permit is **not** required for decks less than 30 inches above grade and are self-supporting. When applying for a building permit, required submittals are:

- A site plan drawn to scale showing the location of the porch or deck
- Setbacks from the property lines
- Construction plans showing columns, beams, joist sizes, spacing and connections

Porches and decks require, at minimum, concrete pier footings. The bottom of the footing must be set below the frost line to a depth of at least 36 inches.

Building permit applications and detailed construction brochures are available from the Building Inspections Office in City Hall. The fee for a deck permit is \$0.20 per square foot of deck area with a minimum fee of \$30.00.

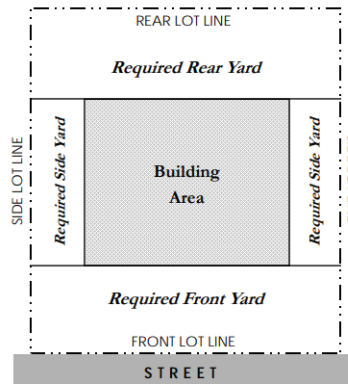
HOA RESTRICTIONS

Additional restrictions may exist for your neighborhood in private covenants attached to the deed of your property. The City does not enforce these private agreements, but encourages property owners to consult with your local homeowners association representative or deed documents.

BUILDING CODE REQUIREMENTS

There are building code requirements when building a porch or deck including, but not limited to, materials, electrical lines, pier footings, guardrails, handrails, span ratings

and if the porch or deck is attached to the home.



SETBACK REQUIREMENTS

Decks must comply with the minimum setback requirements provided within the Unified Development Code, including front, side and rear-yard setbacks

Front Yards

Decks may project into the required front yard setback up to 30% if less than 30 inches above grade, has no roof and is open on three sides.

Side & Rear Yards

On every lot, there is a minimum required side and rear yard for decks. Porches and decks may have a 5 foot setback from side and rear property lines if less than 30 inches above grade, are open on at least 3 sides and have no roof or cover. If 30 inches above grade the porch or deck open on at least 3 sides with no roof or cover may project a maximum of 30% of the required side or rear yard property line.

UTILITY EASEMENTS

No porches or decks are permitted to be located in utility or storm drainage easements. Before applying for a permit, contact the City to see if there are any easements on your property. Before construction, the City encourages you to **contact Missouri One Call at 1-800-DIG-RITE** for information on utility line locations.

Contact a staff member in the **Building Inspections Office** or visit our website at www.raymore.com/devservices for a detailed construction brochure.

SCAN QR CODE
TO OBTAIN
A FILLABLE
PERMIT
APPLICATION



WWW.RAYMORE.COM/DEVSERVICES