

Building permits are required for all new or replaced porches and decks.

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, and 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 \$0.15 per square foot of deck area with a minimum fee of \$30.00.



100 Municipal Circle Raymore, MO 64083

C o n t a c t N u m b e r s

Development Services: (816) 331-1803

Building Inspections: (816) 331-7916

City Clerk's Office: (816) 331-3324

City Hall Main: (816) 331-0488

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Development Services

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December 2018

CITY OF RAYMORE

**Residential
Porches and
Decks**



Development
Services
Department

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 when the porch or deck is attached to the home. Contact a staff member in the Building Inspections Division for a detailed construction brochure or visit our website at www.raymore.com located under City Departments/ Community Development/ Building Inspections/ Building Permit and Forms/ Deck Brochure.

Home Owners' Associations

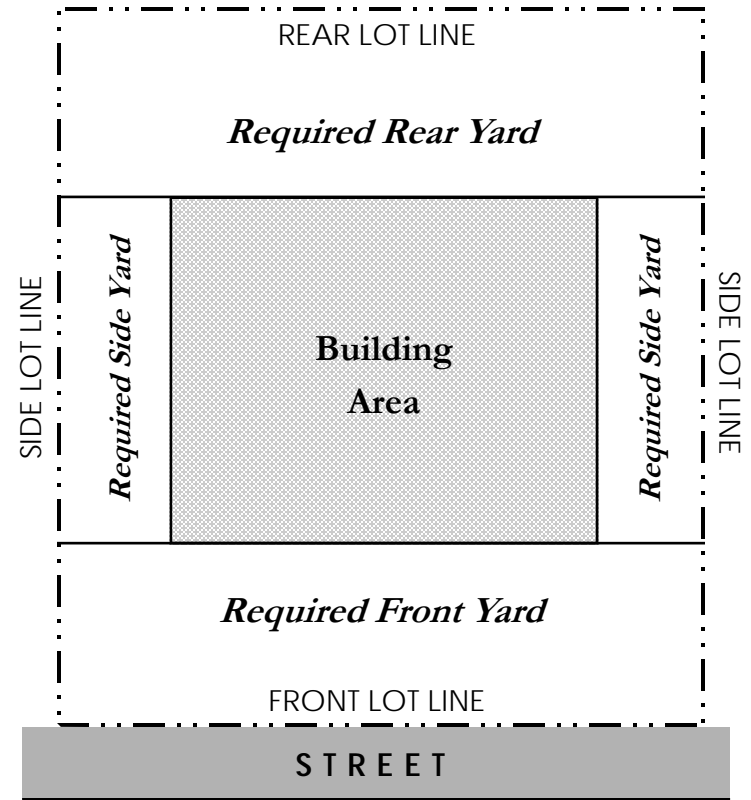
Additional restrictions may exist for your neighborhood in private covenants attached to the deed of your property. The City does not enforce these private agreements, but encourages property owners to consult with your local Home Owners' Association representative or deed documents.

Front Yards

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

Side and Rear Yards

On every lot, there is a minimum required side and rear yard for decks. Porches and decks less than 30 inches above grade, open on at least 3 sides, with no roof or cover may have a 5 foot setback from side and rear property lines. 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. Contact the Development Services Department to determine the side and rear yard setback for your property.



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.