

# CITY OF OSAWATOMIE



439 Main Street  
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Osawatomie, Kansas 66064

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<u>Do I Need a Permit?</u>	<u>Yes or No</u>	<u>Cost</u>	<u>Details</u>
<b>Structures</b>			
Build a deck or porch	Yes	\$35	
Replace or add steps on a porch or deck	Yes	\$35	
Build or have a shed brought in	Yes	\$0.33 per sq. ft.	Free if < 120 sq. ft.
Re-Roof/Shingle my house	Yes	\$35	
Replace fascia	No		
Replace my gutters	No		
Re-side my house	Yes	\$0	Free Permit
Replace my windows (same size)	No		
Replace my windows (different size)	Yes	\$35	
Build an addition to my house	Yes	\$0.33 per sq. ft.	
Enclose my garage and make it a bedroom	Yes	\$0.33 per sq. ft.	
Convert my basement to a bedroom/living room	Yes	\$0.33 per sq. ft.	
Replace my carpet or floor covering	Yes	\$0.33 per sq. ft.	
Replace my cabinets	No		
Replace a door	No		Only if same size
Paint my house (inside or out)	No		
Demolition	Yes	\$35	
Replace countertops	No		
Remodel my home	Yes	\$0.33 per sq. ft.	
Convert my single family home into apartments	Yes	\$0.33 per sq. ft.	
Add a wall			
Add a partial wall	Maybe		Call and ask
Expand a closet	Maybe		Call and ask
Finish a basement	Yes	\$0.33 per sq. ft.	
Change a room size	Yes	\$0.33 per sq. ft.	
Build a garage	Yes	\$0.33 per sq. ft.	
<b>Accessory Structures</b>			
Remove/Trim a tree	No		If the tree is on the berm the city may remove
Install an invisible dog fence	No		
Install a dog pen	Maybe		A portable dog kennel would not require a fence but zoning does limit where it can be installed. Fencing your yard to use it as a dog pen would require a permit
Install a swing set	No		
Install a sign	Maybe		Call and ask, signage is a complicated chapter in zoning.

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Replace or Install my sidewalk Install a fire pit  Build a tree house or playhouse Replace my driveway  Install an above ground pool, less than 24" deep Install an above ground pool, more than 24" deep Build an in ground pool Build a retaining wall  Demolition Install a basketball goal  Install a flag or flag pole  Install a mailbox	Maybe Maybe  Maybe Yes  No Yes Yes Yes  Yes No  No  No	\$0.33 per sq. ft. \$0.33 per sq. ft.  \$35	Maybe, call and ask. It could depend on size and we also recommend calling dig safe Location and size are a factor Check for cost; may require a curb/street cut escrow  If taller than 4' from bottom of footing to top of wall  Please check that you are compliant with zoning and city ordinance  Check with USPS about location
<b>Mechanical</b> Replace my furnace Have my existing furnace serviced Do gas/air pressure test Replace outside compressor unit for AC Replace an appliance Install a window AC unit Install a wall AC unit	Yes No Yes Yes No No Maybe	\$35  \$35 \$35	Window units no, if it is a permanent and "hard wired then yes.
<b>Plumbing</b> Install/Repair irrigation system  Change a faucet Replace my toilet Install a new bathroom Fix a water leak inside or under my house Fix a water leak on line leading to my house Move a hot water tank Replace my hot water tank Repair or replace a sewer line Add a clean out to existing sewer line Re-plumb by house, water, or drains	Yes  No No Yes No Yes Yes Yes Yes Yes Yes	\$55  \$55 \$35 \$35 \$35 \$35 \$35	Back Flow preventer is required

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Re-plumb gas lines	Yes	\$55	
Have my sewer line snaked or inspected with camera	No		
<b>Electrical</b>			
Install appliances	No		If portable
Upgrade my electrical service	Yes	\$35-\$55	
Change out breaker/breaker panel	Yes	\$35-\$55	
Replace a light fixture or plug in switch	No		
Add a new plug in	Yes	\$35	
Repair/Add smoke detector	Yes	\$35	If wiring is needed
Extend or add electric circuits	Yes	\$35-\$55	
Run electricity to my garage/shed	Yes	\$35-\$55	
Put Christmas lights up	No		
<b>Working without a building permit (in addition to any citation)</b>		<b>Triple Permit Fee</b>	

Many items on this list we check to make sure zoning allows the work to be done and a site plan would be required for staff to verify. If anything is being constructed a set of detailed plans may be required. Any outside work, make sure to call 1-800-DIG-SAFE for locates. Building permit applications are available at City Hall M-F, 8:00am – 4:30pm and online at [www.osawatomioks.org](http://www.osawatomioks.org).

Please contact Ted Bartlett at City Hall, 913-755-2146 or [codes@osawatomioks.org](mailto:codes@osawatomioks.org), with any questions, to obtain a list of licensed contractors, or to meet with staff if you desire.