

Building and Codes Department
 509 5th Street
 PO Box 37
 Osawatomie, Kansas 66064
 (913) 755 - 2146
 codes@osawatomieks.org



City Hall
 439 Main Street
 PO Box 37
 Osawatomie, Kansas 66064
 (913) 755 - 2146
 info@osawatomieks.org

Do I Need a Permit?

Yes / No

Details (If Any)

Structures		
Build Deck/Porch	YES	
Replace/Add Steps (Porch or Deck)	YES	
Build/Install Shed	YES	No Fee If < 120 sq. ft.
Re-Roof or Re-Shingle House	YES	
Replace Facia	NO	
Replace Gutters	NO	
Re-Side House	YES	No Fee
Replace Windows (Same Size)	NO	
Replace Windows (Different Size)	YES	
Build Addition	YES	
Enclose Garage Into Bedroom	YES	
Convert Basement to Bedroom/Living Area	YES	
Replace Carpet or Floor Covering	YES	
Replace Cabinets	NO	
Replace a Door	NO	Only If Same Size
Paint House (Interior or Exterior)	NO	
Demolition	YES	
Replace Countertops	NO	
Remodel House	YES	
Convert Single Family Home to Apartments	YES	
Add a Wall		
Add Partial Wall	MAYBE	Conditions Apply - Call and Ask
Expand Closet	MAYBE	Conditions Apply - Call and Ask
Finish Basement	YES	

Change Room Size	YES
Build Garage	YES

Accessory Structures

Remove/Trim Tree	NO	If Tree on Berm, City May Remove
Install Invisible Dog Fence	NO	
Install Dog Pen	MAYBE	Portable Kennels Do Not Require Fence, But Has Zoning Limitations - Fencing Yard Requires Permit
Install Swing Set	NO	
Install Sign	MAYBE	Call and Ask
Replace or Install Sidewalk	MAYBE	
Install Fire Pit	MAYBE	Call and Ask - Size Dependent - Call Dig Safe!
Build Tree House/Play House	MAYBE	Call and Ask - Location and Size Are Factors
Replace Driveway	YES	Check for Cost ; May Require Curb/Street Cut Escrow
Install Above-Ground Pool (< 24" deep)	NO	
Install Above-Ground Pool (> 24" deep)	YES	
Install In-Ground Pool	YES	
Build Retaining Wall	YES	If greater than 4' from bottom of footing to top of wall
Demolition	YES	
Install Basketball Goal	NO	Check Zoning Compliance and City Ordinance
Install Flag or Flag Pole	NO	
Install Mailbox	NO	Check with USPS for Location

Mechanical

Replace Furnace	YES
Service Existing Furnace	NO
Gas/Air Pressure Test	YES
Replace Outside Compressor Unit for AC	YES
Replace Appliance	NO
Install Window Unit AC	NO

Install Wall Unit AC	MAYBE	Permanent and "Hard Wired" Require Permit
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Plumbing

Install/Repair Irrigation System	YES	Backflow Preventer is Required
Change Faucet	NO	
Replace Toilet	NO	
Install New Bathroom	YES	
Fix Water Leak Inside/Under Home	NO	
Fix Water Leak On Line Leading to Home	YES	
Move Hot Water Tank	YES	
Replace Hot Water Tank	YES	
Repair/Replace Sewer Line	YES	
Add Clean-Out to Existing Sewer Line	YES	
Replumb House, Water, Drains	YES	
Replumb Gas Lines	YES	
Snake/Inspection of Sewer Line	NO	

Electrical

Install Appliances	NO	If Portable
Upgrade Electrical Service	YES	
Change Out Breaker/Panel	YES	
Replace Light Fixture or Switch	NO	
Add New Plug-In	YES	
Repair/Add Smoke Detector	YES	If Wiring is Needed
Extend/Add Electric Circuits	YES	
Run Electricity to Garage/Shed	YES	
Hang Christmas Lights	NO	

WORKING WITHOUT A VALID PERMIT WILL INCUR A TRIPLE PERMIT FEE IN ADDITION TO ANY CITATIONS