

CONTACT US



816-847-6220



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711 Main Street
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Applying for a Permit

Building permit applications and detailed construction brochures are available from the Building Inspections Office in City Hall or from our website.



Scan QR code to access
building permit forms.



Homeowner's 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. You are encouraged to consult with your HOA representatives or deed documents for further restrictions.



GRAIN VALLEY
MISSOURI

COMMUNITY DEVELOPMENT

Information for:

Residential Porches/Decks

www.cityofgrainvalley.org

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.

Building Code Requirements

The 2018 International Residential Code has 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 Office at **(816) 847-6220**.

The **fee** for a deck permit is figured from the valuation with a minimum fee of **\$30.00**.

Useful Information

A deck that is lower than 30 inches below grade that is not attached to the home does not require a permit. A deck higher than 30 inches above grade is required to have a permit.

FAQs

What are the regulation on stairs?

A deck is not required to have stairs to access to or from the ground. However if you do have stairs the minimum width of the stairs is 36 inches and you are required to have a landing at the bottom of the stairs as wide as the stairs and a minimum of 3 foot long. The maximum riser height of the stairs is 7 and $\frac{3}{4}$ inches and the minimum tread depth is 10 inches (11 inches with no nosing).

The risers if not enclosed can only be open enough to where a 4 inch sphere will not pass through. If there is 4 or more risers a handrail is required. If the open sides of the stairs are higher than 30 inches then a guardrail is required.

Can a deck be unattached to the home?

Decks can either be attached to the home or be self supporting. Any deck no matter the size that is attached to the home will require a permit.

How do I find utility easements on my property?

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.



What are the regulations on guard-rails?

Any deck or set of stairs which is higher than 30 inches above grade requires a guardrail. The guardrail must be a minimum of 36 inches tall and the spindles in the guardrail can not be spaced further than 4 inches on center.

The bottom of the guard rail must be within 6 inches of the deck surface. If the guardrail is being used on the open side of a set of stairs the guardrail is allowed to be anywhere between 34 inches and 38 inches tall.

A handrail is required when you have 4 or more risers in a set of stairs and it must be located between 34 inches and 38 inches high. A handrail is only required on one side of the stairs and it must be continuous from the very top to the bottom of the lowest step.

What are the footing requirements?

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.