



ONE & TWO FAMILY DWELLING CONSTRUCTION PROCEDURES

Community Development Department – Building Services

(816) 316-4817

This brochure should help you understand the proper procedures to be followed in construction of a one or two family dwelling in the City of Grandview. If you have any questions feel free to call the Building Services Division at any time at (816) 316-4825, (816) 316-4864 or (816) 316-4823.

OBTAINING BUILDING PERMITS:

All of the following needs to be submitted with the application for building permit:

- Three (3) copies of a site plan / plot plan prepared by a licensed architect, engineer or land surveyor are required. See site plan standards for this handout for specific requirements. This site plan must be full size, indicating scale and must be scale-able.
- One (1) set of building plans must be submitted. These plans must include the floor plans with all dimensions, wall sections, elevations, electrical, plumbing, HVAC, structural member materials (ceiling and floor joists, beams and roof rafters) to include spacing, spans, sizes, grade and species of lumber to be used. These plans must be full size, indicating scale and must be scale-able.
- A building permit application must be filled out and submitted with the site plan / plot plan survey and the building plans mentioned above.

SITE PLAN STANDARDS:

Prior to the issuance of a building permit for any one or two family dwelling, three (3) copies of a site plan / plot plan shall be submitted to and approved by the Building Services Division. The site plan must be drawn, signed and sealed by an architect, engineer or land surveyor registered in the State of Missouri. The site plan / plot plan shall include one or more scaled maps or drawings at a scale not smaller than fifty feet (50') to the inch which clearly and accurately show the following information:

- Complete lot dimensions and legal description of the property.
- Location and dimensions of all existing and proposed buildings showing exterior dimensions, number and area of floors, elevation of lowest floor to be served by sewer and distance from property lines.
- Location of all easements – both public and private.
- Location of all utilities to serve the lot, including the location of all existing fire hydrants within six hundred feet (600'). Sanitary sewer shall show two (2) manholes and the location and elevation of the stub, if any, that serves the property. Note: If no sanitary sewer is available, the site must be served by an alternate sanitation system as approved by the Jackson County Health Department.
- Location of "Fifty Year Floodplain" of any storm drainage system on site. If the lot is within a designated FEMA floodplain, all information as required by Section 11A of the Code of Laws of the City of Grandview is to be provided.
- Elevations of the centerline of the proposed driveway at the top of the street curb, right-of-way line and garage floor. If no curb exists, the elevation of the edge of the pavement shall be shown. Note: Refer to city driveway standards.

- Total area of open space of the lot to be left as permeable and uncovered surface that contains living material (minimum of 25% of lot area is required).
- Additional graphic information as may be required by the Director of Community Development or other City Agencies to make determinations required by the applicable City Codes and Ordinances.

BUILDING INSPECTIONS:

The following are inspections required prior to the issuance of a Certificate of Occupancy, which is required before a dwelling can be occupied.

- Footing Inspection – After the rebar has been placed and prior to the pouring of the concrete.
- Foundation Wall Inspection – After the forms and rebar has been placed and prior to the pouring of the concrete.
- Ground Rough Plumbing Inspection – After the placement of gravel or other approved material to support entire length of piping and prior to the pouring of the concrete floor or the placement of the sub-floor in the case of a crawl space.
- Sewer Connection Inspection – After the main sewer line serving the house has been connected to the stub and prior to backfilling the trench.
- Rough-In Inspection – After all framing, mechanical, plumbing and electrical systems have been installed and prior to the placement of insulation and drywall. In addition, if the electrical service and / or gas service are ready for inspection we will check those for compliance and, if approved, clear those to their respective utility providers. However, if necessary, we will provide separate inspections of these services.
- Final Inspection – Prior to the owner moving into the dwelling. This inspection will include the interior and exterior of the premises. Please be aware that all unpaved or undeveloped areas shall have ground cover consisting of a minimum of sod, except for those areas specifically developed with required landscaping materials such as shrubs and trees.

APPLICABLE CODES:

The City of Grandview has adopted the following construction codes:

- 2012 International Residential Code

In addition, the following code requirements apply in Grandview:

- Smoke Detectors must be hard wired with battery backup and coordinated. Detectors are required in every bedroom, and in the hallway leading to those rooms and one every floor. Where ceiling levels vary on one floor, the detector is required within two feet (2') of the highest ceiling level. Where a vertical divider two feet (2') or more in height separates ceilings, detectors are required at each separated level.
- Arc Fault Interrupt Breakers must be installed on all circuits feeding bedroom wall electrical convenience receptacles.
- Backflow prevention devices are required on all hose connection faucets. (We suggest a self draining type)
- A thermal expansion relief device is required in the water system. We suggest a thermal expansion tank. Other options include a low-pressure relief system integrated into a toilet flush assembly or a saddle-tap low-pressure relief system located near the water heater.
- Mechanical water hammer arresters or air chambers are required at all fixtures. Mechanical water hammer arresters are required on all quick shutoff valves to include dishwashers and clothes washers. Whole house mechanical arresters may not be substituted for this requirement.
- A pressure regulator is required on the incoming water line where the water pressure exceeds 80psi.

- Cleanouts are required at the base of any drain, waste and vent stack and every 100 feet (100') of piping.
- Furring is required on all drain, waste and vent plumbing in unfinished basements and garages where they are subject to physical damage. Exception: where these plumbing lines are against a wall in an unfinished basement.
- Exhaust fans that vent to the outside are required in unfinished basement bathrooms if a shower / tub drain cut out exists and the bathroom walls have been framed.
- At least one door or window complying with emergency egress requirements shall be installed in the basement of all new residences regardless of where the basement is being finished or not. Additionally, if a bedroom is planned in a basement, an exit door or an egress window, opening directly to the outside must be installed in that bedroom.
- Any unfinished or missing rough-in construction will be documented at the time of rough-in inspection. Any unfinished or missing rough-in construction subsequently covered without first being inspected will require being re-exposed and / or pressure tested where applicable.
- Prior to the issuance of a Certificate of Occupancy, all yard areas must be treated with an approved ground cover such as sod or other approved material that will prevent the blowing or spreading of dust. Generous plantings must be installed along the foundation in the front of the residence and two (2) trees measuring two and a half inches (2 ½") in diameter measured at a location of one foot (1') above the ground must be installed. This is the responsibility of the builder, regardless of other agreements.

UTILITY SERVICE PROVIDERS:

Questions regarding utility services should be directed to the utility companies listed below:

- Kansas City Power & Light..... (816) 556-2200
- Missouri Gas Energy..... (816) 756-5252
- Jackson County Water District..... (816) 761-5421
- Time Warner Cable..... (816) 358-8833
- Jackson County Health Department..... (816) 881-4472
- AT&T..... (800) 288-2020