

Items That Do Not Require Permits

- One story detached 120 square feet or less accessory structures without electrical power connected to it (sheds and playhouses)
- Swing sets and play ground equipment
- Retaining walls 24 inches or less that is not in City Right-of-Way or easements
- Above ground prefabricated pools that are less than 24 inches deep
- Detached decks that are 30 inches or less below adjacent grade and not over any basements or story below

License Requirements Prior to Obtaining a Building Permit

- All contractors are required to have a business license
- All electrical, plumbing and mechanical (HVAC) contractors shall show proof of Johnson County License
- All roofing contractors shall provide state registration
- Home owners are not required to have licenses to work on their own property

**Work that requires a building permit, will always require at least one or more
Inspections**

For inspections call 913-203-9389

Request for inspection shall be called in by 3 pm for next day inspections

Asphalt Shingles Roof Replacement	no plan review required	Permit fee-\$25.00
Water Heater Replacement	no plan review required	Permit fee-\$25.00
Furnace Replacement	no plan review required	Permit fee-\$38.00
To restore Electrical or Gas Service	no plan review required	Permit fee-\$25.00
Siding	no plan review required	Permit fee-\$25.00
Demolition	Plan Review Required	Permit fee-\$25.00
Sign Permit	Plan Review Required	Permit fee-\$25.00
Fence Permit	Plan Review Required	Permit fee-\$25.00
Driveway and Sidewalks	Plan Review Required	Permit fee-\$25.00
Misc Electrical, Plumbing, Mechanical	Plan Review Required	Permit fee based on Project Evaluation
Retaining walls over 24 inches	Plan Review Required	Permit fee based on Project Evaluation
Pools and Spas	Plan Review Required	Permit fee based on Project Evaluation
Window Replacement	Plan Review Required	Permit fee based on Project Evaluation

Refer to handouts for accessory buildings (garages, barns and sheds) over 120 square feet, carports, patio covers, decks, basement finishes, and room additions. See construction document requirements handout for all new constructions.

For requirements of signs, fences, driveways and sidewalks see Tonganoxie website (www.tonganoxie.org) Click on Codes & Regulations, Click on Zoning Ordinances. Signs requirements are in section 25, fences requirements are in section 24, driveways and sidewalks requirements are in section 20.