

Home Improvement Project Review Guidelines

City of Lake Quivira

	CITY OF LAKE QUIVIRA			Q Inc.
Home Improvement Action Contemplated	Building Permit REQUIRED	Interim Inspection and Code Compliance Review	Planning Commission Review/Approval	RC/ARB Review/Approval
Addition of exterior hardscaping (i.e.patio, walkway, stairway,etc.)	YES	YES	YES	YES
Addition to existing structure	YES	YES	YES	YES
Appliance, furnace, A/C replacement-no change in location, venting, plumbing, wiring	NO	NO	NO	NO
Appliance, furnace, A/C replacement-with change in location, venting, plumbing, wiring	YES	YES	NO	NO
Basement or attic build out, finishing previously unfinished space	YES	YES	NO	NO
Basement slab or garage floor replacement	NO	NO	NO	NO
Basement wall piling, pressure grouting, mud jacking, modification	YES	YES	NO	NO
Brush removal	NO	NO	NO	NO
Carpet or flooring replacement, no structural aspects involved	NO	NO	NO	NO
Changes in Utility Service	NO	NO	NO	NO
Construction or placement of outbuildings	YES	YES	YES	YES
Dock replacement** Lake & Residential Committee approval is required)	NO	NO	NO	YES 3
Dock site electrical repair or install	YES	YES	NO	YES
Dock site patio / deck major repair or replacement (L&R Com approval)	NO	NO	NO	YES 3
Dock site patio / deck minor repairs	NO	NO	NO	NO
Dock tree / brush trimming	NO	NO	NO	NO
Dock tree planting or removal**Lake and Residential Committee approval)	NO	NO	NO	YES 3
Dock-minor repairs	NO	NO	NO	NO
Door replacement with same size / style	NO	NO	NO	NO
Driveway replacement involving change in material, grade, or coverage	YES	YES	NO	YES 2
Driveway replacement, no change in material, grade, or coverage	NO	NO	NO	NO
Fences	YES	YES	NO	YES
Generator addition	YES	YES	NO	NO

Home Improvement Action Contemplated	Building Permit REQUIRED	Interim Inspection and Code Compliance Review	Planning Commission Review/Approval	RC/ARB Review/Approval
Gutter addition/replacement involving additional or replacement downspouts	NO	NO	NO	NO
Interior plumbing or electrical addition, replacement	YES	YES	NO	NO
Kitchen / bathroom remodel	YES	YES	NO	YES
Major deck exact replacement involving repair or replacement of rail, stairs, or structural supports	YES	YES	NO	NO
material, no rail, stairs or structural work	NO	NO	NO	NO
Minor landscaping addition or removal unrelated to construction	NO	NO	NO	NO
Minor window / door repair, rotten wood, etc.	NO	NO	NO	NO
New Decks	YES	YES	YES	YES
Repaint structure, Exterior	NO	NO	NO	NO
Repaint structure, Interior	NO	NO	NO	NO
Replacement of existing structure	YES	YES	YES	YES
Replacement of siding, change in material (i.e. shake ot stucco)	NO	NO	NO	YES 1
Replacement of siding, no change in material	NO	NO	NO	NO
Reroof structure, change in material, structural repair, enhancement or replacement	NO 4	NO 4	NO	YES 1
Reroof structure, no change to material or rafter	NO 4	NO 4	NO	NO
Retaining wall addition, reconfiguration, enhancement, change in material	YES	YES	YES	YES
Retaining wall tuck pointing	NO	NO	NO	NO
Satellite dish or antenna addition (if over 18 inches diameter)	NO	NO	YES	YES
Seawall replacement **Lake & Residential Committee approval is required	NO	NO	NO	YES 3
Seawall tuck pointing	NO	NO	NO	NO
Structural work to repair existing frame involving either interior or exterior walls/floor	NO	NO	NO	NO
Teardown of existing structure	YES	YES	YES	YES
Tree removal involving demo/construction	NO	NO	NO	YES
Tree removal not involving demo/construction	NO	NO	NO	NO
Window replacement with same size / style	NO	NO	NO	NO

Numbered Notes:

1. See Below under Quivira Incorporated
2. Grading and drainage issues must be addressed by both the City of Lake Quivira and Quivira Incorporated's RC/ARB.
3. See Below under Quivira Incorporated
4. 2018 IRC Compliance including Ice and Watershield

General Notes - CITY OF LAKE QUIVIRA

Quivira City Hall Building & Codes Administration 913-631-5300 or Email- building@lakequivira.ks.gov

Homeowners can contact The City of Lake Quivira - Building Official for projects that may require permitting, variance inquiries, and Planning Commission Review

The Board of Zoning Appeals meets at 6:00 p.m. on the second Wednesday each month at the City Hall. Items for the BZA must be submitted to the Building Department at City Hall no later than 4 weeks prior to the meeting for consideration at the month's meeting.

The Planning Commission meets at 6:00 p.m. on the second Wednesday each month at City Hall. Items for the Planning Commission should be submitted to the Building Department at City Hall no later than 2 weeks prior to the meeting for consideration at the month's meeting.

Please note: Payment of Permit Fees can be paid by check in the office at City Hall or using the online payment portal.

When in question, please contact the City to prevent delays or stop work orders on your project. Thank you.

General Notes - QUIVIRA INCORPORATED

Courtesy information provided by Q Inc. You may also visit their website at www.lakequivira.org

Quivira Inc. phone number 913-631-7707

As a GENERAL statement of intent, the Restrictions Committee / Architectural Review Board (RC/ARB) reviews aesthetic attributes or impact on surroundings of a project while the City's Building Official reviews structural and code compliance attributes of a project. The above list of contemplated projects is NOT all inclusive, nor is it intended to be a definitive document with respect to whether approval should or should not be sought

Homeowners should consult with Quivira, Inc. with projects that may require RC/ARB review and/or approval, and consult City of Lake Quivira, Building Department for construction projects.

The RC/ARB meets at 5:30 p.m. on the third Wednesday of each month in the Quivira, Inc. office. Items for the RC/ARB agenda should be submitted to Quivira Inc. office 2 weeks in advance of the RC/ARB meeting