

“Home Improvements” If You Want To Construct a Residential Deck

Many home improvement projects are subject to community zoning and building code restrictions and do require a permit. This information sheet has been written to help you with your construction project. It lists the information needed to be submitted with an application for your specific project.

IMPORTANT NOTE – It is vitally important that all projects be accompanied with site/plot plans (plot plans can generally be found with the legal documents on your property. Sometimes they may be referred to as site plans or mortgage surveys).

Please submit the following information:

- Submit a copy of your site/plot plan.
- Indicate the location of the proposed deck on your plot plan.
- Submit a drawing of your deck; please provide scaled drawings showing the work to be performed including attachment to the house, floor joist layout, stairway(s), guardrails and handrail details. Please include list of materials used and a footing detail indicating the depth, diameter, and number of piers. The minimum depth of deck piers is thirty-six 36” inches. Unless engineering is provided, all piers must be a minimum of twelve 12” inches in diameter.
- Fill out the building permit application.
- You will be required to call for a footing pier inspection prior to pouring concrete, and a final inspection upon completion of the project.

Important Note – Residential decks are required to meet all minimum setback requirements of the Zoning District in which they are located.

R-1, Single Family Residential District

- Front yard setback is 30’.
- Side yard setback is 8’. **(Corner lots have special setback requirements, set back not less than the distance required for residences from side streets).**
- Rear yard setback is 30’.
- Required setbacks may vary dependent on the zoning district in which you reside.

Construction permit applications can be obtained in the Community Development Department located at 300 East Pearl Street, Monday through Friday from 8:00 AM to 4:30 PM, or online at www.ci.harrisonville.mo.us. Our telephone number is 380-8958 if you have any questions or would like to request an inspection.

MISSOURI ONE CALL-CALL BEFORE YOU DIG-1-800-344-7483