

**Where do I go to get a permit?**

**Lake Quivira City Hall – 10 Crescent Blvd – Lake Quivira Ks 913 631-5300**

**Note: Quivira Incorporated (the HOA) may also require permitting. Contact their office at 913 631-7707**

**How Long does it take to get a permit?**

**After your submission of the required documents, it may take 3 to 7 days to review the documents/plans. Large projects may exceed 7 days.**

**NOTE: If your project requires a variance, the City is required by ordinance to provide public notice to the newspaper of record. You can find the variance request submission deadlines and agenda dates within the Variance Application Packet. More information on variance is near the bottom of this FAQ.**

**Do you accept a Johnson County contractor's license?**

**Yes, and it is required.**

**Do we need a city business license?**

**City Licensing is not required.**

**Is LQ using 2018 IRC?**

**Yes**

**Is a permit required for roofing replacement?**

**At this time, permitting for roofing replacement is not required, but contact Quivira Incorporated for HOA permitting and/or approval.**

**Is "Ice and Watershield" Required?**

**Yes. Although we do not require a permit, all construction is to be compliant with 2018IRC.**

**What is the cost for a permit?**

**Contact the Building Official to obtain the permit fee and performance bond of your project.**

**What is the Performance Bond?**

**The performance bond are funds paid to the city in the event of:**

**Damage to property.**

**Excessive inspection failures.**

**Ordinance non-compliance.**

**Permit fee overages.**

**What do I need to submit to obtain a permit?**

**A permit application, and depending on the project, engineered stamped plans and engineered drainage plans. On exterior projects with soil disturbance, you will need to submit an erosion control plan.**

**Can the homeowner be the General Contractor?**

**Yes, you can, but unless you are licensed through Johnson County, you can NOT conduct, electrical, plumbing, HVAC or structural construction. Each Subcontractor will in this case, must obtain a permit.**

**Where do I find the regulations on where I can build/remodel on my lot?**

**The setback / height regulations are listed in the permit application packet.**

**I want to buy a property at Lake Quivira but replace the existing home with a new one.**

**Contact the Building Official to assist you with questions regarding building regulations and variance request process.**

**Are there restrictions to construction hours and days?**

**Yes – Both the City and Quivira Incorporated have limitations on when you can arrive and prepare for work as well as when construction shall cease.**

**Are there any changes coming up for 2020?**

**Not at this time.**

**What are the demolition requirements for the City?**

**Demolition permit is \$500 with a \$5000 performance bond.**

**Letters of ALL utilities disconnects are required.**

**You will need to obtain a permit through Johnson County Waste Water regarding the sewer disconnect.**

**How do you handle Water permits, Sewer permits, electrical/HVAC/Plumbing permits?**

**The building permit covers the home construction including electrical, HVAC, & Plumbing.**

**You need to apply for applicable permits for sewer and water prior to demo through those providers.**

**Notice of all utilities disconnect are required prior to demo.**

**Who are the utility companies that service Lake Quivira?**

**Without knowing the address... most likely it is;**

**Westar Energy**

**Water One**

**Johnson County Waste Water**

**Kansas Gas**

**Here is some additional information as well...**

**If the new home or remodel project will need a variance, there is a \$300 application fee, as well as required publications. Please review the BZA Appeals Request Tab.**

**If you foresee construction of any natural stone retaining wall(s), there are conditions of approval that may require off site stone scraping, with the exception of final fitment on site.**

**Please contact the Homeowners Association – Q Inc – 913 631-7707 to inquire about any permitting requirements and fees they may have,**

## **NEW CONSTRUCTION**

### **Permit Application**

**Stamped Engineered (KS) plans.  
Engineered Water Drainage Plan.  
Survey.**

## **SETBACK REQUIREMENTS.**

**Email or Call the Building Official if you cannot locate the information in the building permit application.**

## **REMODELING – EXTERIOR**

### **Permit Application**

**Stamped Engineered (KS) plans.  
Engineered Water Drainage Plan-may be required  
Survey-may be required**

## **REMODELING – INTERIOR**

### **Permit Application**

**Stamped Engineered (KS) plans.**

## **The “Request for Variance” process.**

- 1. Email the Building Official with your proposed project to determine if you will need to request a variance. Click here to see the Application Deadlines and Meeting Dates. (By law, a public notice is required which necessitates the deadline process.)**
- 2. If so, complete the Variance Request Application**
- 3. If you need assistance with obtaining information, communicate with the building official.**
- 4. Submit the Request for Variance Application with the required documents:**
  - a. Building Permit Application**
  - b. CONSTRUCTION PLANS: Minimum of 1 Color Printed 11x17 set of plans**
    - i. Digital version of the plans emailed to the Building Official**
  - c. SURVEY: Minimum of 1 printed survey depicting all lot measurements and measurements of the proposed building for setbacks (click here to see an example).**
    - i. Digital version of the survey emailed to the Building Official**
  - d. WATER PLAN: If required, an engineered water drainage plan emailed to the Building Official**
  - e. Photographs emailed to the building official of the current property.**
  - f.**
- 5. Payment for the application fee.**