

Permit fees

Permit fees are based on the total valuation of the project.

Residential Homeowner performing the work must complete Homeowners Building Permit Affidavit

Fee	Valuation up to and including
\$25.00	\$5,000.99
\$50.00	\$5,001.00 and up

Commercial

Total Valuation	Permit Fee
\$1.00 to \$500.99	\$27.50
\$501.00 to \$2,000.00	\$27.50 for the first \$500.00 plus \$3.58 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$81.13 for the first \$2,000.00 plus \$15.62 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$440.39 for the first \$25,000.00 plus \$11.33 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$723.64 for the first \$50,000.00 plus \$7.92 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$1,119.64 for the first \$100,000.00 plus \$6.38 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,671.64 for the first \$500,000.00 plus \$5.45 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$6,394.14 for the first \$1,000,000.00 plus \$4.24 for each additional \$1,000.00, or fraction thereof

Other available brochures:

Certificate of Occupancy · Zoning · Business Resource Guide



BUILDING PERMITS GUIDE

A guide to obtaining a building permit in North Kansas City



NORTH
KANSAS CITY
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2010 Howell Street · North Kansas City, MO 64116



Steps to the permit process

1. Identify your zoning district, which may restrict or regulate construction, reconstruction, additions or alterations.
2. Determine if a permit is required. A permit is required for most construction projects. This includes; remodeling, demolition, additions, replacing a roof, water heater, furnaces, and electrical upgrades.
3. Submit permit application and three sets of plans including site plans, building plans, and may include manufacturer product data sheets and any additional information required by the Building Official to clarify the application. Some permits may not require plans.
4. Pay all plan review and building permit fees. The fees are required to be paid at the time of submittal.
5. Obtain all required Business Licenses. All contractors are required to obtain a current North Kansas City business license prior to approval of building permit applications. Persons performing work for hire are considered contractors.
6. Wait for the Community Development Department to perform plan review on your submitted documents. Plans are review in the order they are received. This process can take up to two weeks.
7. Once all documents have been approved you will be provided with a permit which must be posted and accessible to the inspector along with approved plans. You will pick all of these items up at the Community Development Department.

8. Call the Community Development Department when you are ready for an inspection 816-274-6006. All inspections require 24 hour notice. No work is to be covered up until approved by the inspector.
9. When all work is complete a final inspection must be passed and Certificate of Occupancy must be Obtained (CO). See the CO brochure or contact the Community Development Department for more information.

Expiration of permit

- Permits expire 180 days from the date of issuance, or if the work authorized by the permit is suspended or abandoned for a period of 180 days from the time the work is commenced. An extension may be requested in writing to the Building Official.
- All residential exterior work shall be completed within 90 days of permit issuance.

Submittal documents

Three sets of construction documents or plans prepared by a registered State of Missouri design professional shall be submitted when required. Contact the Community Development Department 816.274.6006 if you are unsure if construction documents are required for your specific project.

A building permit is generally required for all projects except

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area is not greater than 120 square feet.
2. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
3. Swings and other playground equipment accessory to detached one – and two– family dwellings.

For more information please contact North Kansas City at 816.274.6006.