Building A Deck or Porch

What are easements?

The City of Gladstone and the utility companies may have easements that are within your property lines. Easements are a right given to an entity to enter upon land that they do not own. Almost every home has an easement. It is important to look for easements in public records because a property owner cannot build permanent or temporary structures on top of easements.

What International Building Codes have been adopted by the City?

The City of Gladstone is currently operating under the ICC 2015 Construction Code Series and the 2014 National Electric Code. These code books are kept on file in Community Development for viewing.

Additional Requirements:

Landings for stairways. There shall be a floor or landing at the top and bottom of each stairway. The width of each landing shall not be less than the stairway. Every landing shall have a minimum dimension of 36” measured in the direction of travel.

Stairways. Width: shall not be less than 31.5” in clear width when a handrail is installed on one side and 27” where handrails are provided on both sides. Treads/Risers: the maximum riser height shall be 7 3/4” and the minimum tread depth shall be 10”. The height and depth may not vary more than 3/8”. Profile. A nosing not less than 3/4” but no more than 1 1/4” shall be provided on stairways with solid risers.

Handrails. Handrails having a minimum height of 34” and a maximum height of 38”, measured vertically from the nosing of the treads, shall be proved on at least one side of stairways.

Guards. Decks and porches with floor surfaces more than 30” above a floor surface or grade below shall have guards not less than 36” in height. Open sides of stair with a total rise of more than 30” above a floor or grade below shall have guards not less than 34” in height measured vertically from the nosing of the treads.

Floor Joists. Spans for floor joists shall be based upon a live load of 40 psf and a dead load of 10 psf.

For more detailed information, contact the Community Development Department at 816-423-4110.

How much is a building permit?
The fee for a building permit is based on the value (or cost) of the proposed structure you are building. A complete fee chart can be found in the Community Development Department or

This brochure is provided for informational purposes and in no way substitutes for or overrides the codes and policies formally adopted by the City of Gladstone.
**Do I need a permit to add or replace a deck or porch?**

Yes. A permit is needed to add or replace an existing deck or porch regardless of the size. Exception: Decks or porches constructed so that no portion of the structure exceeds eighteen (18) inches in height from grade, which is located in the side or rear yard.

**What do I need to submit in order to receive a permit? (check off as completed)**

- Plot plan drawn to scale that shows property lines and dimensions, existing buildings and structures, the size and location of the proposed deck or porch, setbacks from property lines, utility easements and right-of-way;
- The location, size and depth of piers. Note: Piers shall be a minimum of twice the diameter of the post and a minimum of 36 inches below finished grade.
- The spacing, size and type of materials used for posts, beams, joists and decking.
- The height and materials used for the handrails and guards; including intermediate rails or ornamental pattern.
- Completed building permit application.
- Additional information may be required by the Building Inspector.
- Any additional information required to clarify your application. Proof of ownership (if recently purchased).
- The building permit fee is due at the time the permit is issued and is accepted in the form of a check, cash, or credit/debit card.

**What are the setback requirements?**

The setback minimums are depicted in this drawing:

**Decks:** 9’ from the side lot lines (or 25’ if corner lot); 25’ from rear property line.

**Covered Decks:** Must be 35’ from rear property line.

**Porches:** 9’ from the side lot lines (or 25’ if corner lot); may extend up to 10’ from the front building line; must be setback 10’ from the front property line.

**Covered Porches:** Max of 60 sf; 6’ deep x 10’ wide.

**What inspections are needed?**

- **Pier/footing inspection.** Inspection of the pier/footing shall be made after piers/footings have been excavated, required forms erected, required steel is in place and prior to the placing of concrete.
- **Framing inspection.** Inspection of framing shall be made after all framing is in place and prior to being concealed.
- **Final inspection.** Final inspection shall be made after the permitted work is completed and prior to use.

An accurate hand drawing is normally acceptable. A diagram of your property can be found on the County’s website at: [www.claycogov.com](http://www.claycogov.com) in the Assessor’s Department.

The City does not keep surveys on file.