

Home Improvement Project Review Guidelines

Quivira Incorporated / City of Lake Quivira

Home Improvement Action Contemplated

	Quivira, Inc RC/ARB Review/Approval	City of Lake Quivira Planning Commission Review/Approval	City of Lake Quivira Building Permit Required	City of Lake Quivira Interim Inspection & Code Compliance Review
Reroof structure, no change to material or rafter	No	No	No	No
Reroof structure, change in material, structural repair, enhancement or replacement	Yes (1)	No	No	No
Repaint structure, Interior	No	No	No	No
Repaint structure, Exterior	No	No	No	No
Replacement of siding, change in material (i.e. shake or stucco)	Yes	No	No	No
Replacement of siding, no change in material	No	No	No	No
Minor window / door repair, rotten wood, etc.	No	No	No	No
Window / door replacement with same size / style	No	No	No	No
Minor deck improvement, decking replacement with similar material, no rail, stairs or structural work	No	No	No	No
Major deck exact replacement involving repair or replacement of rail, stairs, or structural supports	No	No	Yes	Yes
Structural work to repair existing frame involving either interior or exterior walls/floor	No	No	Yes	Yes
Carpet or flooring replacement, no structural aspects involved	No	No	No	No
Interior plumbing or electrical addition, replacement	No	No	Yes	Yes
Driveway replacement, no change in material, grade, or coverage	No	No	No	No
Driveway replacement involving change in material, grade, or coverage	Yes (2)	No	No (2)	Yes (2)
Addition of exterior hardscaping (i.e.patio, walkway, stairway,etc.)	Yes	Yes	Yes	Yes
Gutter addition/replacement involving additional or replacement downspouts	No	No	No	No
Retaining wall addition, reconfiguration, enhancement, change in material	Yes*	Yes*	Yes*	Yes*
Retaining wall tuck pointing	No	No	No	No
Minor landscaping addition or removal unrelated to construction	No	No	No	No
Generator addition	No	Yes	Yes	Yes
Satellite dish or antenna addition (if over 18 inches diameter)	Yes	Yes	No	No
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	No	No	Yes	Yes
Basement or attic build out, finishing previously unfinished space	No	No	Yes	Yes
Basement slab or garage floor replacement	No	No	No	No

* Engineers report required if over 4 feet, from bottom of foot to top of wall

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Basement wall piling, pressure grouting, mud jacking, modification	No	No	Yes	Yes
Addition to existing structure	Yes	Yes	Yes	Yes
Teardown of existing structure	Yes	Yes	Yes	Yes
Replacement of existing structure	Yes	Yes	Yes	Yes
Construction or placement of outbuildings	Yes	Yes	Yes	Yes
Kitchen / bathroom remodel	No	No	Yes	Yes
Brush removal	No	No	No	No
Tree removal not involving demo/construction	No	No	No	No
Tree removal involving demo/consruction	Yes	No	No	No
Changes in Utility Service	No	No	Yes	Yes
Seawall replacement **Lake & Residential Committee approval is required	No (3)	No	Yes	Yes
Seawall tuck pointing	No	No	No	No
Dock site patio / deck minor repairs	No	No	No	No
Dock site patio / deck major repair or replacement (L&R Com approval)	No (3)	No	Yes	Yes
Dock-minor repairs	No	No	No	No
Dock replacement** Lake & Residential Committee approval is required)	No (3)	No	No	No
Dock tree / brush trimming	No	No	No	No
Dock tree planting or removal**Lake and Residential Committee approval)	No (3)	No	No	No
Dock site electrical repair or install	Yes	No	Yes	Yes
New Decks	Yes	Yes	Yes	Yes
Fences	Yes	No	Yes	Yes

General Notes:

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 Planning Commission 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 projects that may require Planning Commission review and/or approval.

The RC/ARB meets at 5:30 p.m. on the Monday preceding the second Tuesday 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

The Planning Commission meets at 6:00 p.m. on the second Tuesday 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.

The Board of Zoning Appeals meets at 6:00 p.m. on the second Tuesday each month at the City Hall. Items for the BZA should 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.

Quivira Inc phone number 913-631-7707

Quivira City Hall Building Department 913-631-5300 Ext 1005

Numbered Notes:

1. Nearly all roof replacements are approved via e-mail. If the applicant is changing from a wood roofing material to any of the newer products Q-Inc asks for a courtesy application clarifying what the new material and what color. Some roof replacements are mandated by inspection before re-sale closings. The majority are approved via e-mail to avoid closing delays.
2. Grading and drainage issues must be addressed by both RC/ARB and the City of Lake Quivira
3. Any dock, dock site and seawall construction must go through Lake and Residential Committee for approval