

City Hall • 8500 Santa Fe Drive
Overland Park, Kansas 66212
• Fax:
www.opkansas.org

July 21, 2010

Dear Design Professional:

This September, the City of Overland Park will resume plan review of one and two family dwellings. We believe that this process is necessary for a couple of reasons; first, we have found that due to the size of homes being built in Overland Park, it is impractical to do a structural review during inspection. By shifting our review from the field to the office, we hope to alleviate some of the structural problems that we have encountered. Our intent is to not do a complete structural analysis, but we will periodically spot check the sizing of certain structural components. In order to make this process easier, we are asking that the designer specify the design loads placed on columns, beams and other structural components. Secondly, we are going to increase our focus on energy-related items. Some of these items can only be checked through a review of the plans. As we begin this endeavor, we will only be requiring a minimal amount of information. Some of the information regarding energy requirements is meant to bring awareness to certain energy-mandated items.

When submitting plans for review, a permit application for each dwelling unit is needed along with the appropriate construction documents. Our intent is to have the plans reviewed in three days or less, so please plan ahead. Should there be any plan review comments we will either send those comments by facsimile or email, whichever way is most convenient for you. Please make sure to provide current information on the permit application so that we don't experience delays in communicating.

Enclosed with this correspondence are some documents for your review. One outlines what items will be reviewed during the plan review process, another addresses energy related items that will become part of our inspection process and finally an example of an energy certificate that will be handed out with each permit. If you have questions please contact Jim Brown at (913) 895-6261 or myself at (913) 895-6244. Either of us will be happy to sit down with you to discuss any questions or concerns you may have regarding these documents or procedures.

Gerald Anderson
Assistant Code Administrator