

If you have questions or would like a copy of any of the following brochures, please contact Community Services at 913/895-6270.

**Information to**

**Help You**

- Exterior Maintenance of Structures
- Exterior Storage of Items
- Fence Regulations
- Garage Sales
- Gravel Driveway Regulations
- Home Improvement Assistance Guide
- Home Occupations
- Household Trash
- Neighborhood Conservation Program
- Community Services
- Preventing Rat Infestation
- Property Maintenance
- Property Maintenance Checklist
- Tall Grass and Weeds
- Temporary Signs
- Vehicles

Updated: April 2017  
Community Services Division  
8500 Antioch  
Overland Park, KS 66212  
Ph. 913/895-6270 Fax 913/895-5084  
<http://www.opkansas.org>

# Exterior Maintenance of Structures

**Community Services**

Guidelines for Residents



**Planning and Development Services Department**

**OVERLAND PARK**  
K A N S A S

**ABOVE AND BEYOND. BY DESIGN.**

# Exterior Maintenance of Structures

The City of Overland Park is committed to providing a clean and attractive community. The active participation and cooperation of every resident is essential to meeting this goal. This brochure highlights some of the major provisions of the city's ordinances about maintaining the outside of your home, attached structures and other buildings.

## Foundations

Foundations must be maintained higher than the level of the adjacent ground and may not have openings that would allow animals to enter.

## Exterior Surfaces

The exterior shall be free of holes, breaks, any loose or damaged construction material, or any other means that would allow rain, moisture, insects or animals inside. Painted surfaces must be repainted when scaling or peeling exceeds 20 percent of the surface of any area.

## Trim

Trim must also be free of holes, breaks, and loose or damaged construction material.



## Exterior Openings

Every exterior opening shall be fitted with a window, door, basement hatchway cover or crawl space cover. Each opening must be kept in good repair to prevent animals, rain and surface drainage from entering the structure.

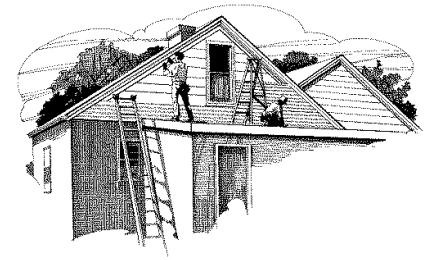
## Windows

All windows are required to have full-glass windowpanes. Any substitute material must be approved by the Community Services Environmental Specialist or the Manager of Community Services. Every opening within 4 feet of the ground must be protected to keep insects and rodents from getting into the structure.



## Doors

All doors must fit within their frames, with latches and hinges maintained in good working condition. Doors need to be repainted if more than 20 percent of the surface is scaling or peeling.



## Roof and Gutters

Roofs and all parts of a roof must be maintained to keep rain, moisture, and animals out. Guttering and downspouts must be repaired or repainted if broken, damaged or rusted, or if they have peeling or scaling paint on more than 20 percent of the surface.

## Appearance

All repairs to the exterior must be done with materials compatible with the existing treatment. When windowpanes, doors, or other exterior openings are externally covered for security or other reasons, the material used must be painted or treated the same color as the trim or structure.

## Penalties

Failure to comply with the exterior maintenance requirements discussed here constitutes a violation of the city's ordinance, and a ticket may be issued each day the violation remains and be subject to a fine up to \$500.00 per ticket or 6 months imprisonment, or both.

## Information

If you have any property maintenance questions, please call the city's Community Services section at 913/ 895-6270.