



Why should you obtain a building permit?

Your home is an investment. If your construction project does not comply with codes adopted by your community, the value of your investment could be reduced. Property insurers may not cover work done without building permits and inspections. If you decide to sell your home that has modifications without a permit, you may be required to do costly repairs or alterations.

A property owner who can show that code requirements were strictly and consistently met with each construction project or major repair made to his/her property (as demonstrated by the City's building department's carefully maintained records) could have a strong ally if something happens to cause a potentially destructive and costly lawsuit.

For more information on the benefits of building permits, visit the City of Merriam's website, www.merriam.org or call the Merriam Community Development Department at (913) 322-5520.



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FENCE MAINTENANCE AND INSTALLATION



*Guidelines for building and
maintaining fences in
Merriam*





Fence Guidelines

This information is being provided as a service to the community to assist in communicating information the City of Merriam requires for building permit applications for fences. This is not intended as a complete list of requirements. The owner or owners' representative is responsible for full compliance with local ordinances and regulations as adopted by the City of Merriam.

Building Permit Requirements

The installation of a new fence requires that a building permit be obtained from the City of Merriam, Community Development Department.

Bring a copy of your plot plan or survey to City Hall indicating the proposed fence location. Application for a building permit will require submittal and review of the proposed fence installation. Proposed fence layouts may also be faxed to City Hall at (913) 322-5505, attention Chief Building Inspector.

Fence Types Permitted

- Chain link fences no greater than 6 feet in height are permitted in the rear and side yards only.
- Six foot high wood privacy fences are permitted in the rear and side yards only.
- 42 inch high open rail or slotted wood fences (picket) are permitted in the required front yard (or forward of the front building line) on private property.

Fences Not Permitted

- Chain link fencing in the required front yard (30 feet from front property line).
- Privacy fences in the required front yard (30 feet from the front property line).
- Fences located in storm drainage easements, which block the natural drainage of an earth-formed drainage swale, are not permitted.

Other Installation Concerns

- Be careful not to construct fences in street public right-of-ways.
- Check all utility easements before installing new fencing.
- Check any subdivision regulations, covenants or deed restrictions regarding additional, if any, limitations.
- Corner lots contain two (or more) front yards by ordinance definition. Therefore, fencing installation may be limited and is based on meeting the required setbacks. Please consult with Community Development staff for more information about corner lot fence restrictions.

Fence Maintenance

- Fences must be maintained free of broken or loose slats or other members.
- Repairs should be made to leaning or unstable fences.



- Painted fences should be kept free of peeling, flaking or missing paint.
- Areas where immediately adjacent fences should be kept free of weeds and grasses over ten inches in height and other uncontrolled vegetation.



Your Fence and Your Neighbor

Fence maintenance and installation is not only your concern but often becomes a concern of your neighbors. Many calls are placed to City Hall from adjacent property owners with questions about the installation or maintenance of fences.

A frequently asked question concerns the placement of wood privacy fences — specifically which side should face outward. The City of Merriam does not have an ordinance that regulates which side of the fence should face outward. It is up to the individual property owner to make that determination.

Another concern often voiced is placement of the fence as regards to property lines. A property survey should determine your property line and insure that your fence is constructed on your property.

In addition, a friendly conversation with your adjacent neighbor before installation of a fence will go a long way in preserving good neighborly relations.