

Building Permit Guides

The City of Louisville Design Criteria, Prescriptive Energy Code, and items listed below shall take precedence over requirements listed in the Building Guides of the Colorado Chapter of International Code Council.

- The City of Louisville has adopted the 2018 International Code series.
- Please reference the city's design criteria and prescriptive energy code available on the City of Louisville website located at www.louisvilleco.gov/government/departments/planning-building-safety/building-permit-guides .
- All decks are required to be designed by a structural engineer and shall include and engineer stamp and signature.

Sec. 15.05.130. - Section R507.1 amended—Decks.

https://library.municode.com/co/louisville/codes/code_of_ordinances

Section R507.1 of the 2018 International Residential Code is amended to read as follows:

R507.1 Decks. *Wood-framed decks shall comply with the standards set forth in this section. For decks using materials and conditions not prescribed in this section, refer to Section R301. All decks that are structurally supported from an existing residential home shall be engineered by a structural engineer that is licensed with the State of Colorado.*

- Flat roof and patio covers may be required to be designed by a registered design professional. Section R802.4.4 of the 2018 International Residential Code read as follows:
R802.4.4 Rafter supports. *Where the roof pitch is less than 3:12 (25-percent slope), structural members that support rafters, such as ridges, hips and valleys, shall be designed as beams, and bearing shall be provided for rafters in accordance with section R802.6*

ACCESSORY STRUCTURES

Detached storage sheds, play structures or similar accessory structures 200 square feet or less in floor area, with only one story and not attached to a principle structure, do not require a Building Permit. However, accessory structures are required to comply with zoning requirements and will require a Location Permit with the City Planning Division. **Storage sheds or accessory structures over 120 square feet in area, over one story, or those which will be attached to a principle structure require a Building Permit.**

“Regardless of the size of the proposed structure, all storage sheds, large play structures, and other accessory structures must meet City Zoning Requirements (such as setbacks and building heights). If the property has no specifically designated zoning through the Planned Unit Development (PUD), is not within the Old Town Overlay Zone District and the proposed structure is less than 120 square feet in size, the zoning requirements for setbacks on the subject property shall be: Ten (10) feet from the rear property line; five (5) feet from the side property lines; and five (5) feet from any other structure on the property (garage, shed, residence).” (LMC 17.12.048, 17.12.050 & 17.16.030)

These standards may be further restricted by a PUD or the Old Town Overlay Zone District. For zoning requirements please contact the Planning Division at 303-335-4592.

If a building permit is required, it must be obtained from the City’s Building Safety Division prior to starting your project. The following checklist is provided to help you prepare a complete permit application submittal, prior to proceeding with your project.

Your submittal information for a Miscellaneous Permit must include the following information:

1. **Miscellaneous Building Permit Application:** *This application is available at the Building Safety Division counter or online. The application should be filled out completely and as accurately as possible. If a contractor has been hired, they must be licensed with the City of Louisville and noted on the application.*
2. **Two (2) Sets of Construction Plans:** *Construction plans must be submitted at time of application to the Building Safety Division before a permit may be issued and work started. Work may not commence until the permit is paid for and issued. **Any changes or modifications** made to the plans before, during or after they have been reviewed and approved by the City, must be **re-submitted** to the Building Safety Division for approval.*
3. **Two (2) Copies of Site Plan:** *A site plan must be submitted illustrating the location of the purposed accessory structure and all the structures on the property. A copy of a site plan may be available from the Building Safety Division.*

The submitted documents will help determine if the project is in compliance with building safety codes, zoning ordinances and other applicable laws. The more complete and accurate the submittal, the easier and quicker it is to approve plans and issue a permit.

Please note the City does not review plans for compliance with subdivision covenant agreements. Always check with your home owners association for specific restrictions.

