City of Louisville
COLORADO • SINCE 1878

Community Development

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Deck Requirements – Covered and Uncovered (as of 7/7/2025)

The following provides a summary of the City's requirements as an aide to property owners and contractors, but is not intended to replace or supersede the City's Municipal Code or any other adopted City regulation or requirement.

When do I need a deck permit?

- Permits are not required for:
  - Flatwork, such as patios less than 30 inches above grade
  - Uncovered detached decks that are less than 200 square feet + less than 30 inches above grade
- Any other scenario will require a permit application through the Online Portal (CSS).

Building Code Requirements (site plan examples in ICC Building Guides not applicable)

- See the ICC Deck Building Guide for Building Code requirements on uncovered decks.
- For pergolas or covered decks, please see the ICC Patio Covers and Carports Building Guide.
- Deck surfaces and railings must be Class A per ASTM E84, standard meaning it has a Flame Spread Index of 25 or less. Metal railings are acceptable.
- Areas below decks 6 feet or lower to the ground must also be covered with gravel placed over 6 mil plastic, or concrete slab to prevent growth of vegetation.
- All building plans must be scaled and stamped by a licensed engineer.

Please contact the Building Division at 303-335-4584 or Building@louisvilleco.gov if you have questions regarding building code requirements for decks.

Zoning Regulations

- Attached decks greater than 30-inches above grade are subject to the principal structure's setback regulations, as measured from the edge of the deck framing and/or stairs to the property line.
  - Setbacks are often listed in a neighborhood's Planned Unit Development (PUD). These can be found through the City's Land Use and Planning GIS Map. If a property does not have a PUD, the deck will be subject to the setback regulations in Section 17.12.040 (varies by zone district).
- If a property has lot coverage standards, covered decks must be included as measured to the edge of the support posts. If a roof overhang is greater than 3ft, additional coverage calculations shall be required. Pergolas and other open roof structures do not count towards lot coverage.
  - Lot coverage can be found in a property's PUD or in Section 17.12.040 (varies by zone district).
- Decks within 3ft of a setback may require an Improvement Location Certificate (ILC) prior to final inspection Please see the City's Survey Requirements for more information.

Please contact the Planning Division at 303-335-4592 or Planning@louisvilleco.gov if you have questions regarding zoning regulations.

Submittal Checklist – NOTE: Applications must be submitted electronically

☐ ***Elevation Drawings (must be to scale)***

- Include proposed deck and stairs, measurement from deck to grade below

☐ ***Framing Plan (must be to scale and stamped by a licensed engineer)***

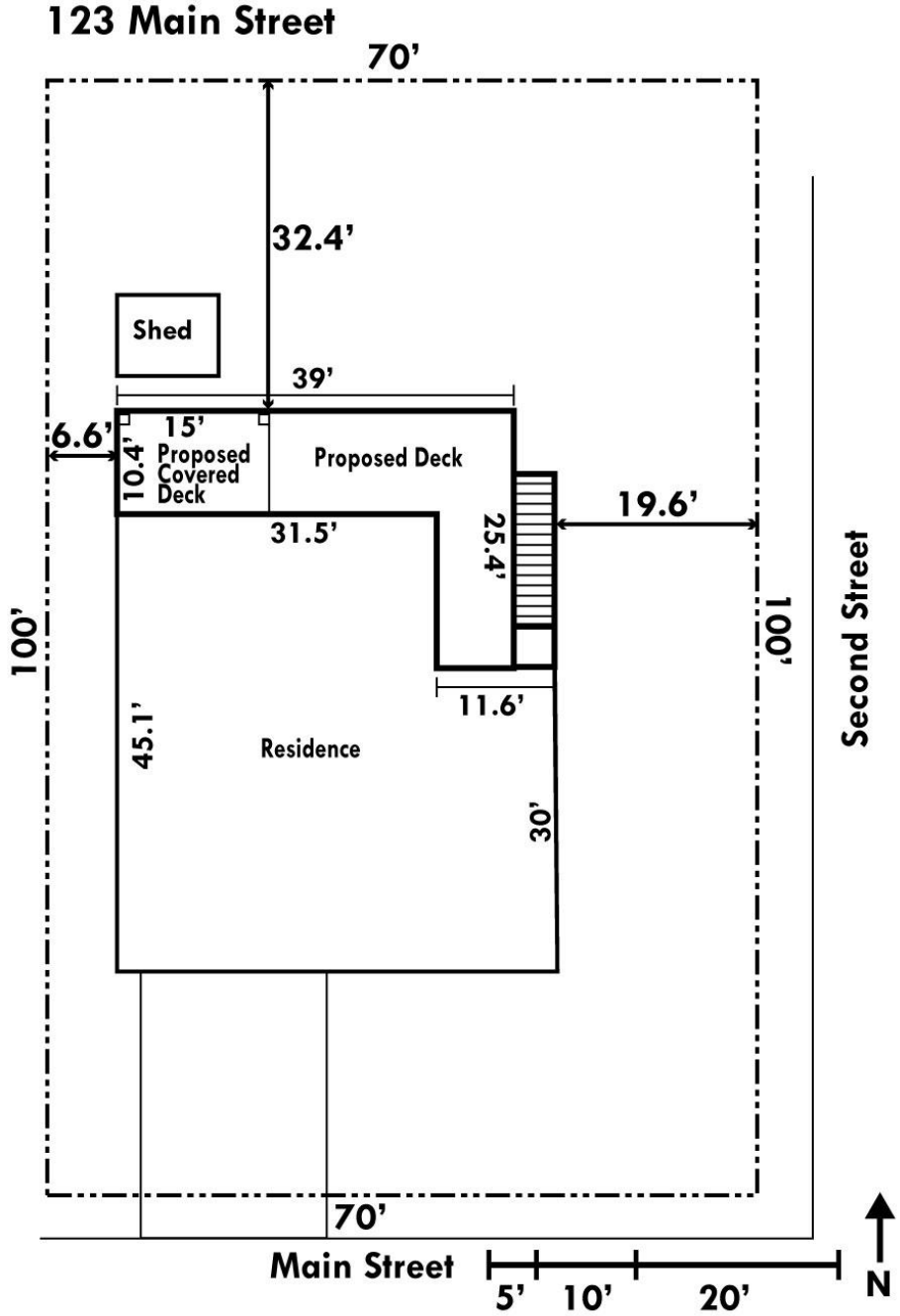
☐ ***Site Plan (must be to scale – see example on next page)***

- Property lines, north arrow, and the footprint of all structures on the property
  - An existing Improvement Location Certificate (ILC), Improvement Survey Plat (ISP), or plot plan can be used as a base site plan.
- Footprint of the proposed deck and stairs, with dimensions that match the framing plan.
- Distances to property lines, as measured from the edge of the deck framing or stairs over 30" tall.
- Lot coverage calculations (if applicable)

☐ ***Spec sheets for deck material*** (see bullet 3 of Building Code Requirements)

Example Site Plan

Note: The Site Plan example below does not encompass every scenario and is intended for example use only. Additional information may be requested from staff to verify conformance with relevant codes and regulations.



Lot area: 7,000 SF
Existing Residence: 1,768.7 SF
Existing Shed: 80 SF
Proposed Covered Deck: 156 SF
Total Lot Coverage: 2,004.7 SF (28.6%)
Allowed Lot Coverage: 2,100 SF (30%)

→ Example lot coverage calculations, if required