

Surveying Requirements

Revised 03/2022

The following are the City of Louisville's surveying requirements for construction. The purpose of the requirements are to that new construction is code-compliant and consistent with approved and issued building permit plans. *If needed to verify code compliance, the City may modify these requirements for any project at their discretion.* If you have questions, please contact Community Development at 303.335.4592.

New Construction, Accessory Structures greater than or equal to 200 sf, and Additions

- **At time of building permit application**
 - Submit a scaled site plan based off an Improvement Survey Plat (ISP) or Land Survey Plat (LSP) along with a copy of the survey showing the following:
 - Platted boundary lines and all easements and encumbrances
 - Minimum zoning setbacks
 - All existing and proposed structures with dimensions to property boundaries
- **At time of foundation inspection**
 - If construction is within 3-feet of a required setback, completion of the [Foundation Setback Certification](#) form and City approval of the Certification prior to pouring of the foundation.
- **At time of framing inspection**
 - If the structure is within in 3 feet of the maximum height allowed, an original "wet stamped" letter from a surveyor certifying that the height of the structure complies with the height as shown on the approved building permit.
- **At the time of final inspection**
 - An Improvement Location Certificate (ILC) is required prior to the issuance of any Certificate of Occupancy.

Accessory Structures smaller than 200 sf and Decks within 3-feet of any setback

- **At time of building permit application**
 - A scaled site plan accurately showing the following:
 - Platted boundary lines and all easements and encumbrances
 - Minimum zoning setbacks
 - All existing and proposed structures with dimensions to property boundaries
- **At the time of final inspection**
 - If construction is within 3-feet of a required setback, an Improvement Location Certificate (ILC) is required prior to the approval of the final inspection.

Definitions / Notes:

Improvement Location Certificate (ILC): A representation of the boundaries of a parcel of land and the improvements, easements and encroachments as defined in the Colorado Revised Statutes.

Improvement Survey Plat (ISP): A monumented land survey showing the location of all structures, visible utilities, fences, hedges, or walls situated on the described parcel and within five feet of all boundaries of such parcel, any conflicting boundary evidence or visible encroachments, and all easements, underground utilities, and tunnels for which properly recorded evidence is available from the county clerk and recorder, a title insurance company, or other sources as specified on the improvement survey plat, as defined in the Colorado Revised Statutes.

Land Survey Plat (LSP): A monumented land survey showing the described parcel and all recorded and apparent easements, as defined in the Colorado Revised Statutes.

Professional Land Surveyor (Surveyor): A person registered or licensed pursuant to Part 2 of Article 25 of title 12, Colorado Revised Statutes.