

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 and 2021 International Energy Conservation Code.
- 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

Accessory structures less than 200 square feet may be exempt from the building code, BUT all accessory structures must have a building permit to verify compliance with zoning regulations BEFORE the project is started.

STEP 1

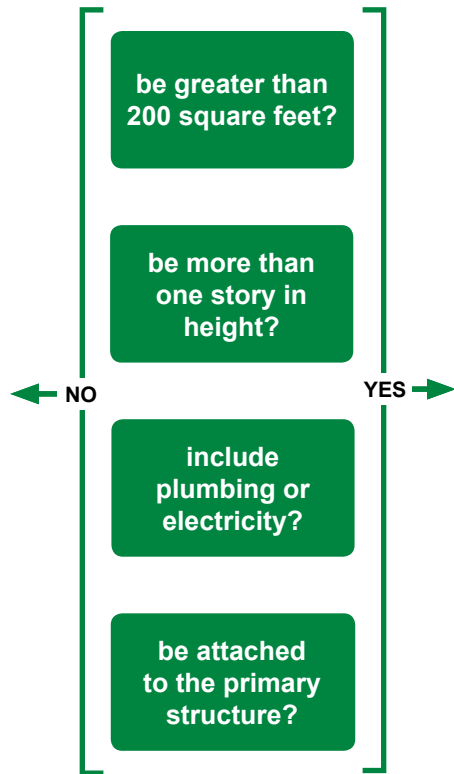
Determine what type of documentation you need for your permit submittal.

The following questions will help you determine what is needed with your building permit application.

Will the accessory structure...

If the answer is NO to ALL of those questions, the following items are needed:

1. **Miscellaneous Building Permit Application:** This application is available at the Building Safety Division counter or online. If a contractor has been hired, they must be licensed with the City of Louisville and noted on the application.
2. **Two (2) Copies of Site Plan:** A site plan must be submitted illustrating the location and dimensions of the proposed accessory structure in relation to property lines and other structures on the property. The site plan or application should also indicate the height of the accessory structure. A copy of an existing site plan which can be used in the application may be available from the Building Safety Division.



If the answer is YES to ANY of those questions, the following items are needed:

1. **Miscellaneous Building Permit Application:** This application is available at the Building Safety Division counter or online. 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:** 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 and dimensions of the proposed accessory structure in relation to property lines and other structures on the property. A copy of an existing site plan which can be used in the application may be available from the Building Safety Division.

STEP 2

Submit your permit application.

You or your contractor (if applicable), should prepare your permit application and necessary materials.

The above checklists are provided to help you prepare a complete permit application submittal. The information listed above is the minimum required. Additional information may be requested depending on project scope.

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 homeowners association for specific restrictions.

A final inspection is required at time of project completion. Some projects may require additional inspections. Inspections should be scheduled by calling 303-335-4583 prior to 4:00 pm for any inspection needed for the following business day.