

Easy Projects - Do I Need A Permit?

6.1.09

Type of Project:

Requires A Permit From Which Agency:

1. One-story detached accessory buildings or structures used as tool and storage shed, playhouses and similar uses, provided that the projected roof area does not exceed 120 square feet and maximum height of 8 feet.*

Zoning permit required for all structures

* If larger need **Building** and **Zoning** Permits

2. Fences of any type. Posthole-dug fences such as chain link, cedar, pine, redwood and wrought iron.

Zoning - if over 4 feet high

Building - if over 6 feet high

* **Landmark (720-865-2985)** - When structure is a designated structure for preservation or is located in a district for preservation pursuant to Chapter 30, Denver Revised Municipal Code.

3. Retaining walls which are not over 4 feet high measured from the lowest grade to the top of the wall.*

Building - if constructing a new footer.

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Type of Project:

Requires A Permit From Which Agency:

4a. Sidewalks, driveways and platforms **located in the public right-of-way**

Transportation (720-865-2782) Approval for “new” driveway (curb cuts), public sidewalks
Right Of Way (303-446-3469)

4b. Sidewalks, driveways and platforms **NOT** located in the public right-of-way, **NOT** over any basement or story below and are **NOT** part of an accessible route.

Zoning - if height is over 12 inches above grade
Building - if height is 30 inches or more above grade

4c. Uncovered decks, patios and accessory to one and two family dwelling and townhomes.

Zoning - if height is over 12 inches above grade
Building - if height is 30 inches or more above grade

5. Painting, papering, tiling, floor coverings, refinishing wood floors, countertops, carpeting, cabinets, curtains, drapes and similar decoration items except those items regulated by Chapter 8, IBC. For information about lead paint hazards in pre-1978 construction, visit Lead-Safe Denver at <http://www.lead safedenver.org>

No Permit Required

6. Window awnings supported by an exterior wall of one and two family dwellings and townhomes and Group U Occupancies when projecting not more than 54 inches over privately owned property. *

Zoning - required for all structures

* **Landmark (720-865-2985)** - When structure is a designated structure for preservation or is located in a district for preservation pursuant to Chapter 30, Denver Revised Municipal Code, a building permit and approval from the Landmark Preservation Commission shall be required. - **Building Permit** required for Inspection of Landmark structure windows.

Replacement of awning fabrics.*

7. Replacement of glass **not** in hazardous locations* (see IBC Section 2406.2).

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8. Replacement of windows with **no structural alterations and no change in size of opening** in one and two family dwellings and townhomes.*

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Type of Project:	Requires A Permit From Which Agency:
9. Floor covering, refinishing wood floors, replacing kitchen cabinets. For information about lead paint hazards in pre-1978 construction, visit Lead-Safe Denver at http://www.leadshafedenver.org	No Permit Required
10. Site development work including grading, water detention/retention ponds and soil erosion control.	Wastewater Management - 303-446-3759
11. All Plumbing fixtures or repair	No Permits Required
12. Electrical: Replacing an existing light fixture, switch an outlet with a similar item. Replacing an existing ceiling fan. Reconnection of furnaces, air conditioning units, boilers, electric water heaters or general repairs that do not involve altering or changing the electrical system.	No Permits Required
13. Lawns - Only the backflow preventor of sprinkler systems.	Building - #4 Plumbing permit
14. Swimming Pools - Prefabricated above ground pools	No Permits Required
15. Replacement Doors - with no structural alterations and no change in size of opening in one and two family dwellings and townhomes. For information about lead paint hazards in pre-1978 construction, visit Lead-Safe Denver at http://www.leadshafedenver.org *	* Landmark (720-865-2985) - When structure is a designated structure for preservation or is located in a district for preservation pursuant to Chapter 30, Denver Revised Municipal Code, a building permit and approval from the Landmark Preservation Commission shall be required. - Building Permit required for Inspection of Landmark structure windows.
16. Drywall - If patching or replacing one 4' by 8' sheet of drywall or less. For information about lead paint hazards in pre-1978 construction, visit Lead-Safe Denver at http://www.leadshafedenver.org	No Permits Required
17. Entertainment Centers and Bookcases - If no electrical outlets are involved. For information about lead paint hazards in pre-1978 construction, visit Lead-Safe Denver at http://www.leadshafedenver.org	No Permits Required