



Uncovered Decks and Porches Permitting Guide

For questions or inquiries, please allow up to 48 hours for a response:

ResidentialPermits@denvergov.org or (720) 865-2710

When you are ready to apply, go to denvergov.org/DS to make an appointment for the **Single-family/Duplex Walk-through** service at the permit counter.

Start here:

1 Do you need zoning or building permits?

All uncovered decks, over 12" from grade and not in the setback, need a zoning permit, and any deck above 30" from grade also needs a building permit. Depending on your project, you may need the following approvals before you can apply for zoning/building permits (listed in order):

- Landmark Certificate of Appropriateness - All residential projects involving the exterior of a designated landmark or structure in a historic district must be reviewed first by Landmark staff. See denvergov.org/preservation to learn more.
- Forestry - If there are public right-of-way trees in the project area, contact the Office of the City Forester at 720-913-0651 or forestry@denvergov.org. See denvergov.org/forestry to learn more.
- Demolition - Obtain a separate demolition permit if you plan to remove an existing accessory structure prior to erecting a new accessory structure. See the "Demolition" page of denvergov.org/DS for details.

Other permits you may need for your project:

- Sewer Use and Drainage Permit (SUDP) - Visit denvergov.org/SUDP for applications and instructions.
- Quick Permits for roofing or electrical work - Visit denvergov.org/quickpermits to apply for these online.
- Right-of-Way Street Occupancy Permit - Visit denvergov.org/pwpermits.

2 What do I need to submit for a zoning or building permit?

Submit a completed application and statement of valuation (attached), complete building plans, a dimensioned site plan, and fully dimensioned elevations (use the template provided or submit scaled drawings). Zoning-only submittals do not need building plans.

- This guide contains sample site plans and elevations. For additional guidance, zoning tip sheets for setbacks, bulk planes, and more are available on the "Outside the Home" page of denvergov.org/DS.
- Building plans, details, and specifications for construction must clearly show the following:

<ol style="list-style-type: none"> 1) Rafter size and spacing 2) Beam size and span 3) Uplift connection 4) Post size and specifications 5) Footing size and depth 6) Ledger connection details 	<ol style="list-style-type: none"> 7) Roll blocking size and location for cantilevered deck 8) Decking size and type 9) Stair details 10) Guard and handrail details 11) Cantilever length
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Homeowners may apply for building permits without a contractor but will need to meet specific eligibility criteria and submit a signed affidavit, as outlined on the "Homeowner Permits" page of denvergov.org/DS. You must also show a valid photo I.D. that matches the property owner name listed in the Denver Assessor's database.

Contractors who apply must show an original contractor's license (no copies or faxes accepted) or a company check or credit card that matches the exact licensed company name and spelling.

Site Plan & Elevations

Suburban/Urban/Urban Edge Lot

Circle one

Address _____

Owner/Applicant _____

Date _____

Zone District _____

Building Form _____

Zone Lot Area _____ S.F.

Zone Lot Width _____ ft

Primary Footprint _____ S.F.

Accessory Footprint _____ S.F.

Total Footprint _____ S.F.

Max. Coverage _____

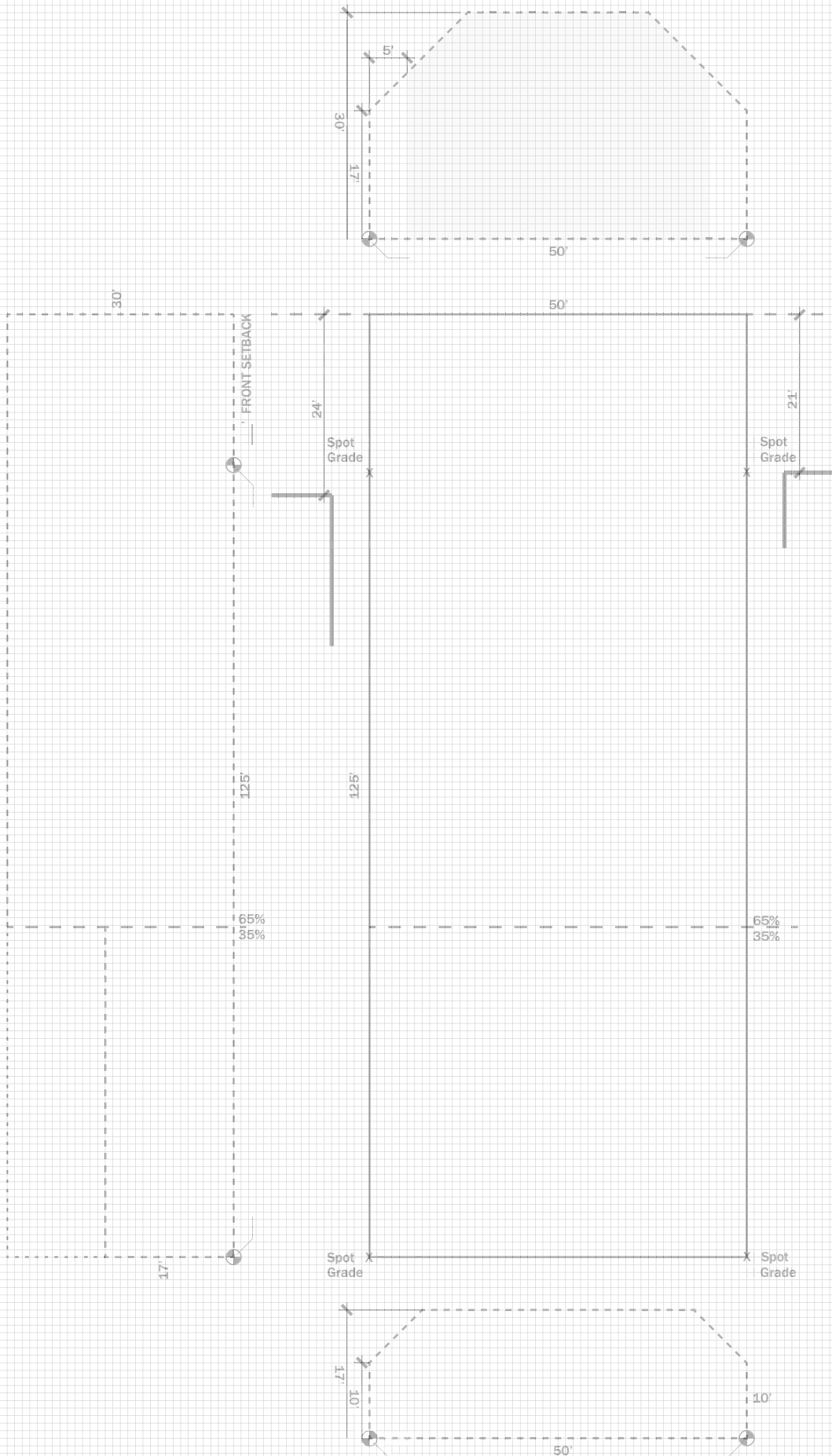
Proposed Coverage _____

Front Base Plane Elevation ____ ft

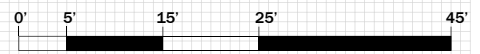
Rear Base Plane Elevation ____ ft

Proposed Use _____

*** All plans must be consistent with the 2015 IRC and the 2016 Denver Building Code Amendments**



North



1" = 20'



Zoning and Building Permit Application

CONTACT INFORMATION	
Issue Permit to (please check one) <input type="checkbox"/> Contractor <input type="checkbox"/> Homeowner <input type="checkbox"/> Agent	
Property Owner	Name: _____ Phone: _____
	Address: _____ City: _____
	Email: _____ ZIP Code: _____
Applicant Information (If different from owner) License # _____ Opt.	Name: _____ Phone: _____
	Company: _____
	Address: _____ City: _____
	Email: _____ ZIP Code: _____
Contractor/Agent Information (If different from applicant) License # _____	Name: _____ Phone: _____
	Company: _____
	Address: _____ City: _____
	Email: _____ ZIP Code: _____
	Fax: _____
SUBJECT PROPERTY INFORMATION	
Property Address: _____	
What is the property zone district? (Include all applicable overlay zones)	
Is it Denver Zoning Code (DZC) or Former Chapter 59? <input type="checkbox"/> DZC <input type="checkbox"/> Former Ch. 59	
PROPOSAL	
Scope of Work Describe nature of proposed project.	<input type="checkbox"/> SFR <input type="checkbox"/> Duplex <input type="checkbox"/> New S.F. _____ <input type="checkbox"/> Accessory S.F. _____ <input type="checkbox"/> Unheated <input type="checkbox"/> Heated
Attachments Included: <input type="checkbox"/> Submittal Checklist <input type="checkbox"/> Building Plan Set- Architecture/Full Floor Plans/Engineering/etc. <input type="checkbox"/> Site plan(s) showing all building and zoning information	<input type="checkbox"/> Elevation plan(s) showing all building and zoning information <input type="checkbox"/> Demolition and/or Excavation Plan <input type="checkbox"/> Board of Adjustments Decision <input type="checkbox"/> Valuation Statement <input type="checkbox"/> Other (please describe) _____
SIGNATURE REQUIRED	
By my signature, I represent that I am the owner of the subject property, or am duly authorized by the owner of the subject property to make this application. To the best of my knowledge and belief, I attest that the information stated in this application and in all supporting plans and documents is true and accurate.	
Signature of Owner or Authorized Owner Representative _____	
Full Name (Print) _____ Date _____	
Note: Proof of ownership and/or contractor will be verified at the time of permit issuance. Proof shall be provided per Admin Policy 131.1 (homeowner) or DBC 121 (contractor).	
NO REFUND WILL BE GIVEN FOR ANY PLAN REVIEW FEE COLLECTED BASED ON THE VALUATION PROVIDED BY APPLICANT.	



Statement of Valuation of Proposed Work for Single-Family & Duplex Projects

Project Address: _____

Notes:

1. Valuation shall be based on the total replacement cost to the owner (including labor, profit, overhead, materials, equipment and installation).
2. Batt insulation in floors and roofs, and all wall insulation, shall be included with the valuation for the RESCON permit.
3. The provided valuation will be checked against current construction costs provided by the International Code Council, Engineering News Records or other means available to determine if the valuation is in line with current market costs.

SINGLE FAMILY			DUPLEX		
TYPE OF WORK	PERMIT TYPE	AMOUNT	TYPE OF WORK	PERMIT TYPE	AMOUNT
Construction	RESCON	\$	Construction per dwelling unit	RESCON	\$
Detached Garage ¹	RESCON	\$	Detached Garage ¹ per dwelling unit	RESCON	\$
Shoring ¹	RESCON	\$	Shoring ¹	RESCON	\$

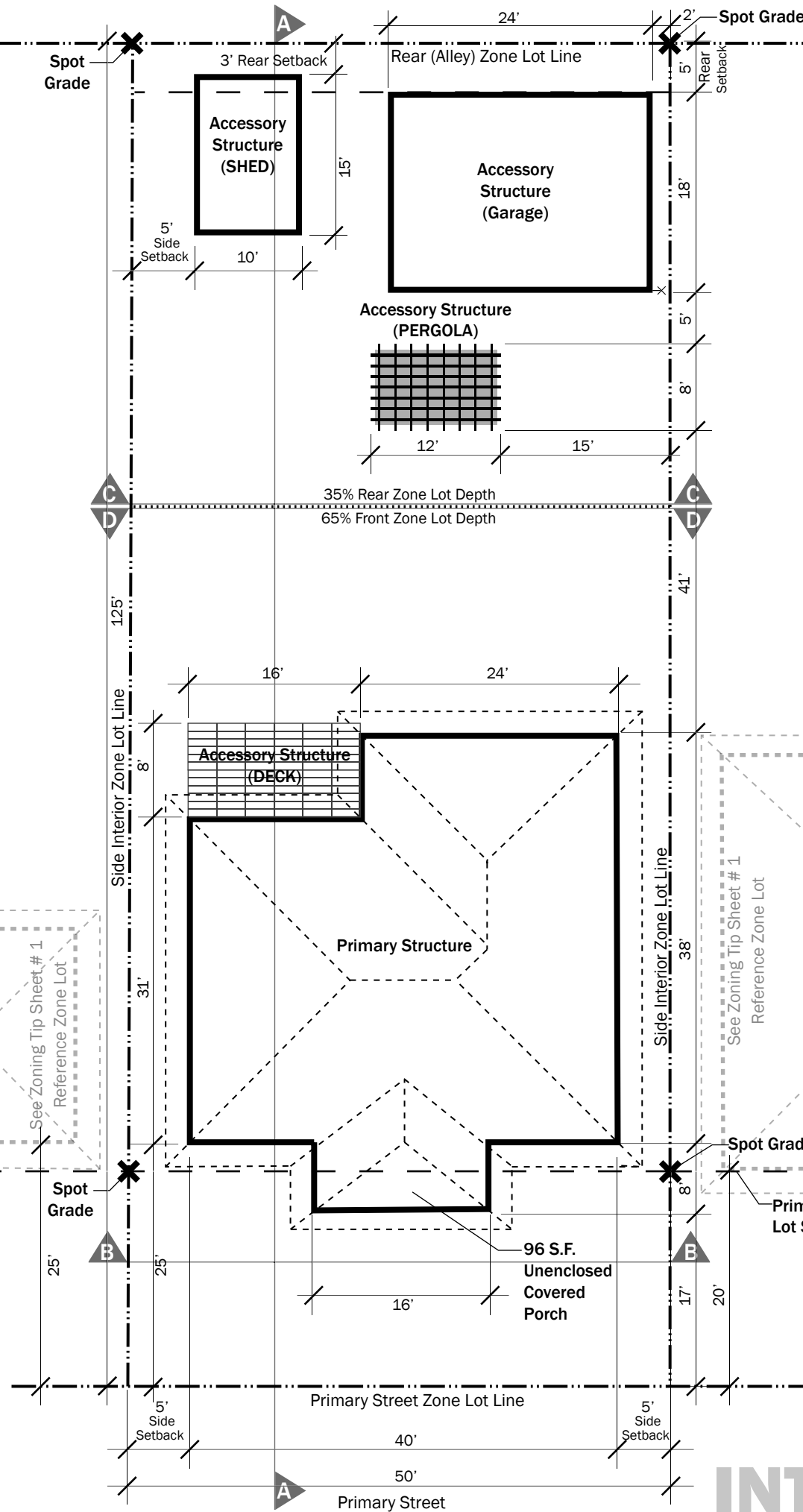
Footnote to Table Entries: 1. If applicable, issued separate from the construction permit.

RESCON Construction Valuation Total	\$
Other Permit(s) Valuation Total <i>(Other permits include ELEC, PUMB, BoilerAC, MECH and ROOF)</i>	\$
Zoning Construction Valuation Total <i>(RESCON plus Other Permit(s))</i>	\$
Project Gross Square Footage <i>(For ICC Verification)</i>	

For more information about current fees see, <https://www.denvergov.org/dsfees>.

Signature of Owner or Authorized Owner Representative _____

Full Name (Print) _____ Date _____



SHED SAMPLE SITE PLAN
 Address Owner Date

U-SU-B Zone District
Urban House Building Form

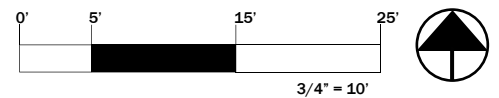
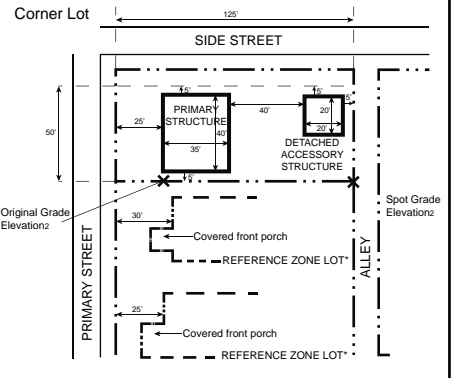
Zone Lot Area 6,250 S.F.
 50 Foot Wide Zone Lot
 Primary Structure Footprint = 1,392 S.F.
 Accessory Structure (Garage) = 216 S.F.
 * 50% Reduction per DZC
 Accessory Structure (Shed) = 150 S.F.
 Total Building Footprints = 1,758 S.F.
 Total Building Coverage = 28%
 $1,758/6,250 = .281$ or 28%

Legend

- Property or Zone Lot Line ————
- Required Zone Lot Setback - - - - -
- 65%/35% Zone Lot Depth Line ·······
- Exterior Building Footprint ————
- Roof Line - - - - -
- Adjacent Structure Footprint ·······

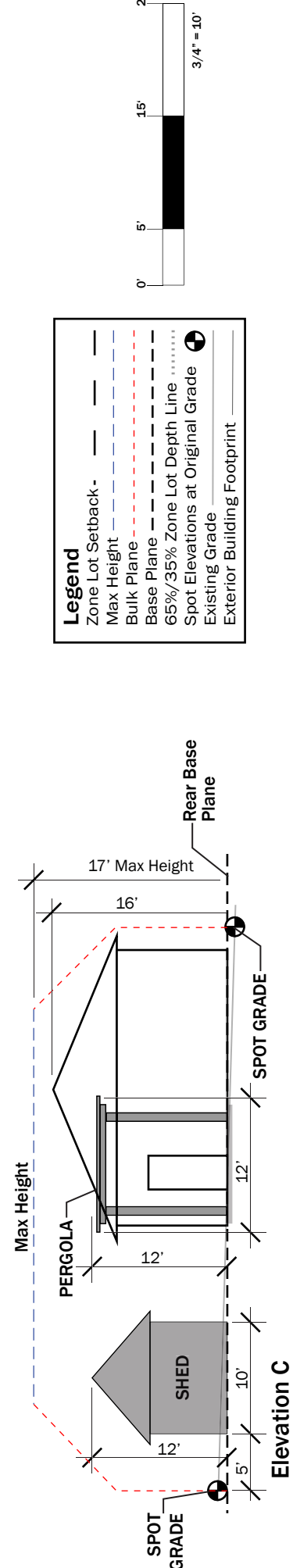
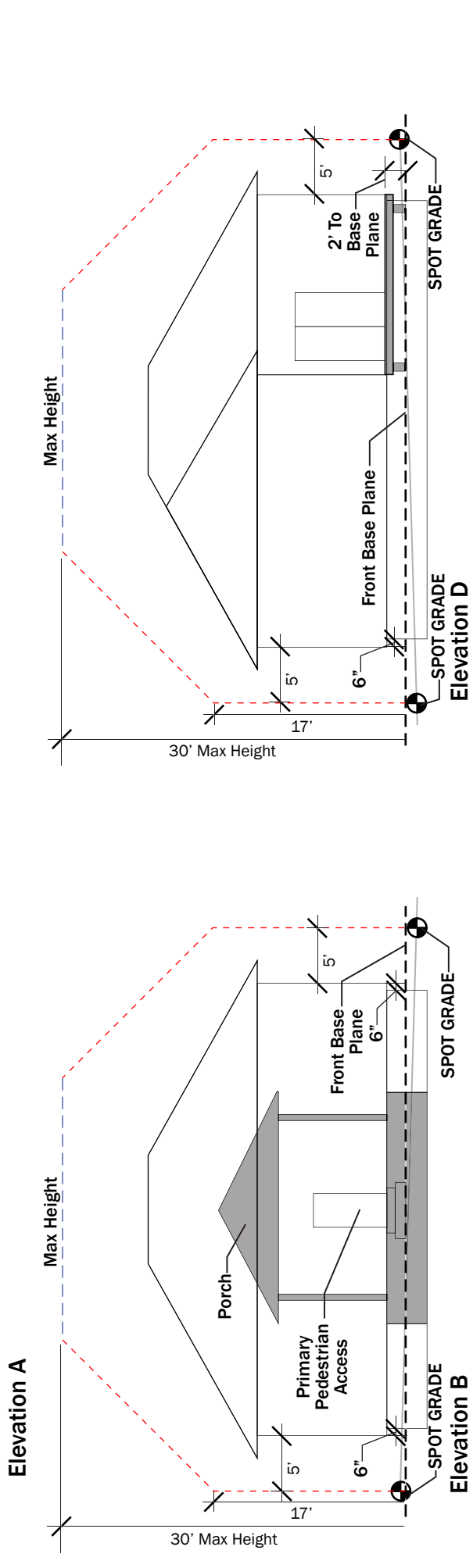
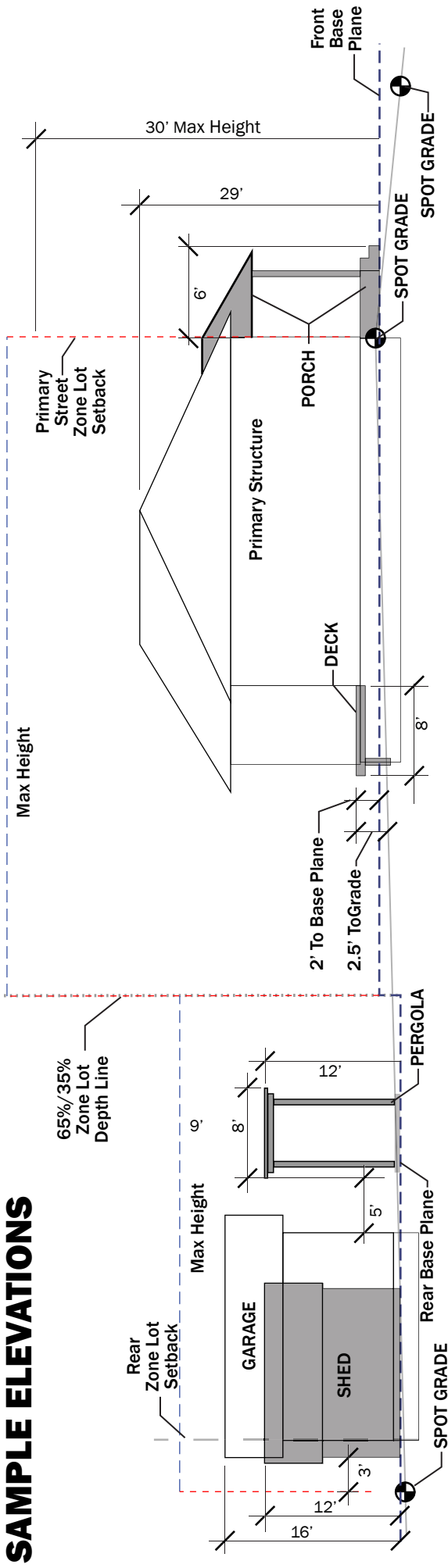
Zoning Land Use Information

- If the front setback is less than 20 feet on one (but not both) of the reference zone lots, see Sec. 13.1.5.3.C.2.b of the Denver Zoning Code.
 - If one of the reference zone lots is set back 50 percent or more of the zone lot depth from the primary street zone lot line, see Sec. 13.1.5.3.C.2.c of the Denver Zoning Code.
 - If a structure is within 1 foot of required setback on any side of the lot, see setback verification policy, Admin. 133.3 in the 2011/2016 Denver Building Code Amendments.
- * Your reviewer may ask to see building elevations, or other additional information, when it is necessary to complete a thorough and accurate review.



INTERIOR LOT

SAMPLE ELEVATIONS



Legend

- Zone Lot Setback - - - - -
- Max Height - - - - -
- Bulk Plane - - - - -
- Base Plane - - - - -
- 65%/35% Zone Lot Depth Line - - - - -
- Spot Elevations at Original Grade - - - - -
- Existing Grade - - - - -
- Exterior Building Footprint - - - - -

