CITY & COUNTY OF DENVER COMMUNITY PLANNING & DEVELOPMENT BUILDING PERMIT POLICY		
Subject:	**SETBACK/SEPARATION VERIFICATION FOR ONE- AND TWO-FAMILY DWELLINGS**	
Number: DCBC 133.3 & 140.6	**Effective Date: January 14, 2026** Replaces policy dated: March 5, 2025	**Page:** 1 of 3

Reference: 2025 Denver Commercial Building Code (DCBC) Sections 133.3 and 140.6

Scope:

This policy establishes the requirements to verify zoning setbacks and zoning building separation for new construction and additions to one- and two-family dwellings and their accessory structures.

Construction Permit Submittal – Setback/Separation Verification Requirement:

Setback and zoning building separation verification dimensions shall be included on the construction documents submitted as part of a building and/or zoning permit application when the exterior wall of the proposed structure is located less than 3 feet from the zone district minimum setback distance or required zoning building separation as required in Former Chapter 59 Section 59-619.

Provide dimensions on the site plan and elevations drawings showing setbacks from the property lines/zone lot lines, or the required zoning building separation, measured to the outside face of the:

1. Foundation wall,
2. Exterior wall,
3. Roof overhangs (fascia), and
4. Any other building elements.

Setback/Separation Verification Procedure During Construction:

A licensed Surveyor will be required to verify the setback and zoning building separation dimensions during construction if the exterior wall of the proposed structure is located less than 1 foot from the zone district minimum setback distance or required zoning building separation. Verification is required after the formwork for the foundation walls has been set and before any concrete is placed within the forms. The Surveyor must complete the "Structure Setback/Separation Certification" form (page 3 of this policy) for each structure to document the required on-site verification. The certification form must bear the seal and signature of the licensed Surveyor. The form must be on the job site for review and collection at the setback verification inspection.

A setback verification inspection is required and conducted by Community Planning and Development (CPD) zoning inspectors. The permit holder, owner, or agent will demarcate all applicable property or zone lot lines prior to calling for this inspection. After the inspection, the inspector is authorized to stop work if the "Structure Setback/Separation Certification" form is not made available during the setback verification inspection, or if an encroachment is discovered that violates the Denver Zoning Code, Former Chapter 59, or Denver Building Code.

CPD staff will collect all applicable certifications/forms from the job site, record the inspection, and attach all forms and reports to the residential construction (RESCON) record in Accela (available to the public through Denver permits).

Attachment:

"Structure Setback/Separation Certification" form.

WRITTEN BY:
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STRUCTURE SETBACK/SEPARATION CERTIFICATION

This form is required for each structure that requires setback/separation verification.

Property Owner _____

Site Address _____

Lot _____ Block _____ Subdivision _____

Survey Date _____

RESCON Permit Number _____

Structure Surveyed (House, Garage, etc.) _____

☐ The survey conforms to the approved site plan.

☐ The survey does not conform to the approved site plan. *

*If the approved site plan does not match survey measurements, submit actual measurements in addition to this form.

Firm Name _____

Firm Address _____

City _____ State _____ Zip _____

Surveyor Name _____

Surveyor Signature and Seal _____ SEAL

Registration Number _____

Date _____

Community Planning and Development
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