

Forms & Fees

Application Forms are available in our offices or online at:

<http://www.louisvilleky.gov/ip/Construction+Review/Permit+Applications+and+Forms.htm>

A submittal should include a completed application form and drawings to explain the project. Refer to the residential checklist:

<http://www.louisvilleky.gov/NR/rdonlyres/9287CA8B-BE4E-4854-9FDA-B5F0E5109373/0/ResidentialPlanReviewChecklist2010.pdf>

Fees are noted on the application forms and posted on our website at:

<http://www.louisvilleky.gov/ip/Construction+Review/Permit+Fees.htm>

Plumbing Permits are obtained from the State Department of Housing, Buildings, & Construction Division of Plumbing. Their forms, regulations, and contact information can be found on their website: <http://dhbc.ky.gov/Plb/Pages/default.aspx>.

Inspections

All permits require inspections by our department to ensure that all applicable code requirements have been met and that the project has been constructed according to the approved plans.

The number of inspections varies according to each project but generally occur at foundation stage, framing or "rough-in" stage, and a final inspection.

It is the responsibility of the permit holder to notify the department when the work is ready for inspection

*The Division of Construction Review,
Develop Louisville administers the
construction review process to
protect the health, safety, and welfare
of the community by reviewing and
inspecting newly constructed and
altered buildings and structures for
compliance with the Kentucky
Building Code.*



LOUISVILLE METRO
GOVERNMENT
Construction Review,
Develop Louisville

Metro Development Center
444 S. Fifth Street
Louisville, KY 40202
Phone: 502.574.3321
Fax: 502.574.3997

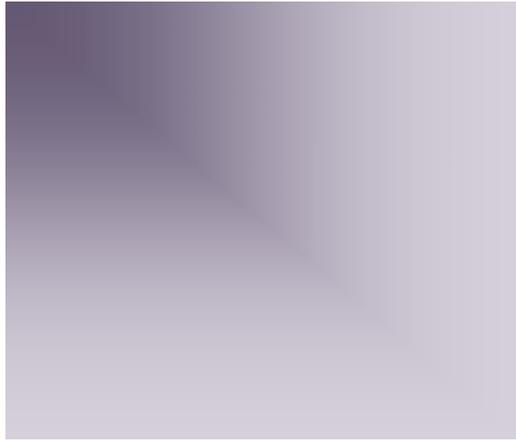
[www.louisvilleky.gov/ip/
Construction+Review](http://www.louisvilleky.gov/ip/Construction+Review)

**Need A Permit For
That?**



**HOMEOWNER'S
PERMIT TOOLBOX:
GARAGES/ACCESSORY
BUILDINGS**

A QUICK GUIDE TO PERMITTING YOUR
GARAGE/ACCESSORY BUILDING PROJECT
In LOUISVILLE METRO



What is a Building Permit?

A building permit gives you legal permission to start construction on a building project in accordance with approved plans. These are required by local Ordinance and the Kentucky Building Code.

When do you need a Building Permit?

The Kentucky Building & Residential Codes require a permit to construct, enlarge, remodel, or change occupancy of a building, or to erect, install alter, repair, remove, convert or replace any electrical, gas, mechanical, or plumbing system. An accessory structure less than 200 square feet in area does not require a permit

Who can apply for a Building Permit?

Building Permits may be issued to either the property owner or a licensed & identified contractor

Search for contractors that are properly identified with the department

here: <http://portal.louisvilleky.gov/codesandregs/contract-or-report>

NOTE: These are general comments only, your site may have additional requirements based on site specific conditions.

Building Code Considerations:

An accessory building can be a garage, storage shed, carport, “pole barn” or other similar secondary building on a lot.

A garage attached to a main structure will have requirements to ensure that car exhaust does not leak into living spaces.

A detached garage 3’ or closer to the primary structure needs drywall finish on the inside.

Structures closer than 5’ to a property line will have fire rating requirements on the walls and overhangs/eaves. In some cases this minimum distance may be reduced to 3’

A “pole barn” is not considered standard, light frame construction and may require engineered drawings.

A carport must be open on at least 2 sides and may require engineered drawings.

Zoning Considerations:

Accessory structures shall be minimum 5’ from the rear property line and minimum 2’ from a side property line. They are not allowed in the front yard.

Parking access shall be provided from alley where present.

Maximum Area - Accessory structures shall not combine to be larger than the footprint area of the main house.

Maximum Height – Accessory structures shall be not taller than 24’ or the main house, whichever is lower.

An Accessory Apartment over the garage or elsewhere on site requires a Conditional Use Permit.

The Land Development Code can be found on the website of Planning & Design Services: <http://www.louisvilleky.gov/PlanningDesign/>

Other Approvals

A building permit evaluates a project for conformance with the Kentucky Building Codes. In Louisville Metro there are additional regulations that may apply to your project.

Small Cities

Smaller cities within Louisville may require review of projects within their city limits. Be sure to check for such requirements as you plan your project.

Preservation Districts and Overlays

Projects in the local Preservation Districts and Overlays involving changes to the exterior of a property or building require review and approval prior to issuance of a building permit. Contact Planning & Design Services for information regarding Preservation Districts and Overlays.

Utility Easements

Your property may contain utility easements which may prohibit construction. Confirm the existence of any easements as you plan your project and confirm any restrictions with the utility.

Existing Structures and Nonconformity:

Generally, existing safe structures that do not comply with current codes are allowed to remain as is. Modifications or additions cannot increase their non-compliance.

Site Information

To learn the zoning and form district, as well as other useful geographic information about your property look it up on the LOJIC mapping website here: <http://www.lojic.org/>