



*Louisville – Jefferson County Metro Government*

## **CONSTRUCTION REVIEW DIVISION**

### **DEPARTMENT OF CODES AND REGULATIONS**

444 S. 5<sup>th</sup> Street – Louisville, KY 40202

Phone: 502.574.3321 Web: [louisvilleky.gov/construction-review/](http://louisvilleky.gov/construction-review/)

### **A QUICK GUIDE TO PERMITTING YOUR DECK PROJECT**

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.

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/contractorreport>

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

#### Building Code Considerations:

- Decks, as well as porches, attached to the home require building permits as they become part of the main structure.
- Standalone decks larger than 200 square feet require a building permit.
- Attachment of a deck to a home, usually involving a ledger board, requires attachment thru the exterior finish (vinyl, brick, etc.) and directly into the band board/framing of the home.
- Post foundations shall be minimum 24" below grade.
- Posts, beams, joist framing, spans, and connections shall be designed for 40 lbs per square feet live load and comply with the span tables in the Kentucky Residential Code, Section 5.
- Materials shall be suitable for exterior use.
- Guardrails are required for deck surfaces more than 30" above grade. Guardrails shall be minimum 36" tall. They shall be so designed with pickets, etc. so that a 4" diameter sphere cannot pass thru the guard.
- Stairs shall comply with R311.5 in regard to tread depth, riser height, handrails, illumination, headroom, etc.
- Submittal drawings shall detail the work sufficiently to determine compliance with applicable codes.

#### Zoning Considerations:

Decks shall not encroach into any required setbacks on the property.

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.

#### 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.

#### 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/>

## Utility Easements

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

## Metropolitan Sewer District (MSD)

MSD has requirements regarding flood plain, sewer connections, storm drainage, & erosion control.

## 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.

Forms & Fees Application Forms are available in our offices or online at:

<https://louisvilleky.gov/government/get-permit>

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

[https://louisvilleky.gov/sites/default/files/construction\\_review/construction\\_review/residential\\_checklist.pdf](https://louisvilleky.gov/sites/default/files/construction_review/construction_review/residential_checklist.pdf)

Fees are noted on the application forms and posted on our website at: <https://louisvilleky.gov/government/construction-review/permits-licensing>

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