



*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 RESIDENTIAL PROJECT**

Who can apply for a Building Permit?

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

Electrical & HVAC permits may be issued to either the property owner for their primary residence or a licensed and identified contractor. Search for contractors that are properly identified with the department here: <http://portal.louisvilleky.gov/codesandreg/s/contractor-report>

Permits ARE required for:

#### New Buildings & Additions

Bedrooms

Bathrooms

Family rooms

Decks

Garages

Pools

Dormers

Porches

Sheds over 200 square feet in floor area

Fences over 7 feet tall

Renovations - attics, basement remodels, garage conversions, kitchen expansions

Demolition of buildings and accessory structures Electrical systems - new wiring, panel boxes, new hardwired light fixtures, etc.

Heating/Air Conditioning (HVAC) systems - furnaces, air condition units, replacement units, prefab fireplaces, boilers, etc.

Plumbing systems – water service, waste lines, water heaters, new bathrooms, etc

Permits are NOT required for:

One story detached accessory structures less than 200 square feet in floor area

Retaining walls not over 4' high at the highest point

Painting, tiling, carpeting, cabinets, counter tops and other finish work

Swings and other playground equipment

#### 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.

#### Zoning

Number of units and building size based on zoning district – Chapter 3

Building height and location – Chapter 5

Front, side, and rear yard setbacks – Chapter 5

Fence height and location – Chapter 4

The Land Development Code can be found on the website of Planning & Design Services: <https://louisvilleky.gov/government/planning-design/land-development-code>

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/>

#### Preservation Districts and Overlays

Projects in the local Preservation Districts and Overlays 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.

## 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