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/codesandregulations/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:

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