

CITY OF LAKEWOOD PERMIT PROCESS ASSISTANCE HANDOUT

Permits – Civic Center North – 480 S Allison Pkwy – 303.987.7500

EXEMPTIONS FROM PERMITS

The purpose of this handout is to clarify work that does not require the approval of building or other permits before starting the work.

Except as specified, no building or structure regulated by this code shall be erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted or demolished unless a separate permit for each building or structure has first been obtained from the building official.

A building permit is not required for the following:

- a. One-story detached accessory buildings used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet.
- b. Moveable cases, cabinets, counters, and partitions not over five feet, nine inches (5'-9") in height.
- c. Retaining walls not exceeding 30 inches in height, measuring from grade to top of the wall unless supporting a surcharge or impounding flammable liquids.
- d. Water tanks supported directly upon grade if the capacity does not exceed 5000 gallons and the ratio of height to diameter or width does not exceed 2:1.
- e. Private walks and driveways not more than 30 inches above grade and not over any basement or story below.
- f. Painting, paper and similar finish work.
- g. Prefabricated, non-heated swimming pools that are less than 24 inches deep.
- h. Temporary motion picture, television and theater stage sets and scenery, subject to fire department approval.
- i. Window awnings supported by an exterior wall of Group R, Division 3 Occupancies when projecting not more than 54" from the face of the structure.
- j. Shutters, screen doors, storm doors, storm windows, gutters, garage doors and other minor cosmetic additions not affecting the structure.
- k. Swings and other playground equipment accessory to one-and two-family dwellings or townhouses.
- l. Roof covering repairs of less than 100 square feet unless the repair requires the removal of mechanical or electrical equipment.
- m. Any unforeseen emergency situation whereby the lack of immediate corrective action creates a substantial risk to life, property, health or welfare. Any contractor who starts or completes work under this exemption shall obtain the appropriate permit the next business day. Failure to obtain such required permit may be cause for suspension or revocation of the contractor's registration and the permit fee may be doubled.

Unless otherwise exempted by this Code, separate plumbing, electrical and mechanical permits would still be required for the above exempted items.

Exemption from the permit requirements of this Code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this Code or any other laws or ordinances of this jurisdiction.

Work requiring permits includes but is not limited to: re-roofing, replacement of siding, fences, retaining walls greater than 30" in height, hot tubs, decks, patio covers, room additions, garage additions or detached garages, storage/accessory structures over 120 square feet in area, interior remodeling, water heater, furnace, or a/c replacements, and window replacement, addition, or alterations.

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