



Lakewood eTRAKiT Permit Types or What permit should I apply for?

Directions:

Apply online through www.Lakewood.org/eTRAKiT by choosing the appropriate Permit Type and Subtype. Attach or enter the supporting documentation required for each permit type. For more information about submittal requirements, refer to the handout that applies to the permit type at www.Lakewood.org.

Residential Buildings – New and Alterations

Permit Type	Permit Subtype	To Build:
Building Residential New	New Multi Family	Apartment or condo building
	New Single Family Detached	Custom or master planned single-family home
	New Single Family Attached or Townhouse	Attached homes of 3 or more units
	New Duplex	Attached homes of 2 units
	New Accessory Dwelling Unit	Attached or detached residential unit that adds a dwelling unit to an existing residential property
	New Modular or Move Set	New factory-built residential building or existing residential building moved from another location
Building Residential Alteration	Addition	Addition that modifies residential building either by increasing footprint or height
	Remodel	Interior change including basement finish, bath or kitchen remodel, water or fire damage repair
	Patio Cover Deck Cover Carport	New, replacement or repair of cover over a patio, deck or driveway
	Deck Pergola or Ramp	New structure or repair/replacement of existing structure
	Detached Structure or Shed	Detached garage, workshop, shed. Detached structure used as a dwelling unit should be applied for as Building Residential New - Accessory Dwelling Unit
	Foundation Repair	Any foundation repair process
	Egress Window	Installation of egress window that alters foundation wall

Commercial Buildings – New and Alterations

Permit Type:	Permit Subtype:	To Build:
Building Commercial	New Building	Commercial building from the ground up including retail, office and mixed-use building, parking garage, mini storage building
	Addition	Addition to a commercial building
	Accessory Structure	Structure that is an accessory use to the main building such as shed, fuel canopy, restaurant patio cover, utility building
	Tenant Finish or Remodel	Interior remodel of an existing commercial building

Lakewood eTRAKiT Permit Types (continued)

Systems - New and Replacements

Permit Type:	Permit Subtype:	To Build or install:
Electrical	Commercial	New work, replacement and repair work, or system work linked to an issued building permit
	Residential	
Mechanical	Commercial	
	Residential	
Plumbing	Commercial	
	Residential	
Fire Protection	Commercial	Fire sprinklers only. Separate permit not required if included in Building Commercial – New permit. Permit required for major repair or replacement
	Residential	Fire sprinklers only. Separate permit not required if included in Building Residential New permit
Low Voltage		Phone or data cable above ceiling or in walls, access control, fire alarm, security, audio/video systems
Residential System Replacements (Single-family or Duplex only)	Replace Furnace	Replace furnace only
	Replace Air Conditioner	Replace air conditioner only
	Replace Furnace and Air Conditioner	Replace both furnace and air conditioner. Apply for Electrical and Mechanical permits for addition of air conditioner to existing furnace
	Replace Evaporative Cooler	Replace evaporative or swamp cooler only
	Replace Water Heater	Replace water heater or boiler only. Must have Plumbing contractor registration to replace water heater. Either Mechanical or Plumbing contractor registration needed for boiler replacement

Roof and Siding – Repair and Replacement

Permit Type:	Permit Subtype:	To Build or install:
Reroofing	Commercial	Replacement or repair of existing roof covering only. No permit required for repair of less than 1 square (10 square feet)
	Residential Single Family or Duplex	
	Residential 3 or More Units	
Siding	Commercial	Replacement or repair of exiting siding only
	Residential Single Family or Duplex	
	Residential 3 or More Units	

Lakewood eTRAKiT Permit Types (continued)

General Site Construction

Permit Type	Permit Subtype	To Build:
Construction Trailer	Trailer with Tie Downs	Trailer used as office during construction
	Storage Container	Container only used for storage during construction when a building permit has been issued for the same address. For temporary storage in the street apply for Public Way – Dumpster or Moving POD. No permit required for temporary storage or moving POD on private property for fewer than 3 days
Floodplain		Any grading, disturbance or building within designated floodplain.
Grading	With Building Permit	Grading that will be completed as part of the construction of a building
	Standalone	Grading not associated with construction of a building such as overlot grading, grading prior to a building permit, stockpile. Approval from Engineering Division required prior to application for a standalone grading permit
Stormwater		Erosion control for sites under 5 acres. Apply to CDPHE Water Quality Division for sites over 5 acres

Site Improvements – Residential and Commercial

Permit Type	Permit Subtype	To Build:
Fence	New	Any new fence or gate on residential or commercial property greater than 8 feet in length
	Addition/Alteration	Repair or modification to existing fence. No permit needed if under 8 feet in length
	Temporary	Construction fence when a building permit has been issued for the same address, temporary event fencing
Parking Lot	New or Expansion	New parking lot or expansion that adds parking spaces through new paving or restriping
	Rehabilitation	Mill and overlay, overlay, removal and replacement of paving, addition or drainage pans or curb. No permit required for seal coat or restriping without change to parking space number or size.
Retaining Wall		Any retaining wall over 30 inches high, or series of stacked walls
Sign	Structural or Monument over 6 Ft	Any sign over 6 feet high requiring building plan review
	Monument under 6 ft	Sign under 6 feet high not requiring building plan review
	Wall	Attached to existing wall of building
	Awning	Awning with font and/or logo. Apply for Building Commercial – Addition for an awning that has no signage component
	Temporary	Event banners, grand opening banners
Small Animal		Hens, ducks, dwarf goats and bee hives
Swimming Pool or Hot Tub		Any swimming pool, spa, hot tub or combination

Lakewood eTRAKiT Permit Types (continued)

Solar - Residential and Commercial

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Alternative Energy	New Commercial	PV or thermal system on commercial building
	New Residential	PV or thermal system on residential building
	Remove and Reset PV	To remove and reset existing PV system for reroof or roof alteration or system repair
	Remove and Reset Thermal	To remove and reset existing thermal system for reroof or roof alteration or system repair
	Wind or Other	Wind tower, wind mill or other alternative energy system.

Telecommunications – Private Property and Right-of-Way

Permit Type	Permit Subtype	To Build or Install:
Telecommunications Structures	Cell Facility Private Property	Any cell tower on private property. Apply for Building Commercial – Accessory Structure for equipment building
	Small Cell in ROW Place or Replace Pole	Pole installation only. Apply for Public Way – Trenching or Directional Boring for underground fiber or electrical associated with pole
	Small Cell in ROW Reuse Existing Pole	Attachment of antenna on existing pole only or addition of strand mounted antenna. Apply for Public Way- Trenching or Directional Boring for underground fiber or electrical associated with antenna.

Demolition and Removals

Permit Type	Permit Subtype	To Demolish or Remove
Demolition	Interior Demo/Asbestos Abatement	Demolish interior elements or asbestos abatement
	Commercial or Multi Family Building	Demolish entire building or portion of building
	Residential Building	Demolish entire building or portion of building
	Accessory Building	Demolish detached garage, shed, carport, or non-primary building
Underground Storage Tank Removal		Apply for permit from West Metro Fire prior to applying for Lakewood permit

Lakewood eTRAKiT Permit Types (continued)

Street Construction and Work in the Public Right-of-Way

Permit Type	Permit Subtype	To Build or Install:
Public Way	Single Excavation for Minor Repair	Trenching for repair of a single utility, such as a sewer service repair
	Trenching	Trenching for any new utility installation
	Directional Boring	Directional boring for any new utility installation
	Potholing	Drilling or excavating test holes to locate existing utilities
	Public Improvements Concrete	Installation of concrete curb, gutter and or sidewalk associated with public street construction
	Public Improvements Asphalt	Installation of asphalt paving associated with public street construction
	Monitoring Wells	Wells drilled to monitor subsurface environmental conditions
	Dewatering Connection to Storm Sewer	Temporary connection to the storm sewer or street curb and gutter to dewater during construction activities
	Traffic Control Only	Installation of traffic control only in the public right of way
	State Highway Access	CDOT access permit
	Dumpster or Moving POD	Temporary placement of a storage container or construction dumpster in the public street. Only allowed if there is no suitable location on the private property.

Lakewood Water and Lakewood Sewer – only in Lakewood service areas

Permit Type	Permit Subtype	To Build or Install:
Lakewood Water Utility	Water New	Install new main line or service line. Also apply for a Public Way – Excavation permit if working in the public right-of-way
	Water Repair	Repair main line or service line. Also apply for a Public Way – Excavation permit if working in the public right-of-way
	Hydrant Use	Connect to hydrant for construction water. Must provide meter
	Abandon	Remove service line from building to main. Also apply for a Public Way – Excavation permit if working in the public right-of-way
Lakewood Sewer Utility	Sewer New	Install new main line or service line. Also apply for a Public Way – Excavation permit if working in the public right-of-way
	Sewer Repair	Repair main line or service line. Also apply for a Public Way – Excavation permit if working in the public right-of-way
	Abandon	Remove service line from building to main. Also apply for a Public Way – Excavation permit if working in the public right-of-way