

BUILDING DIVISION - POLICIES AND PROCEDURES

9/29/2022

REQUIRED PERMITS

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CHIEF BUILDING OFFICIAL

Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

This is not intended to be a complete list, nor is it intended to cover all types of projects or conditions. Please contact the City of Golden Building Division for the specific permit requirements associated with your particular project.

Permits are **REQUIRED** for the following types of projects

| <u>EXTERIOR</u> | <u>INTERIOR</u> |
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| <ul style="list-style-type: none">• Air Conditioning Units• Decks 30" above lowest grade within 6 ft. of deck edge*• Decks with attached Roofs, Canopies, or Overhead Arbors & Sunscreens regardless of height above grade*• Doors (New or Replacement)*• Fences greater than 7' tall or located in front yard or corner lot, or in Historic District*• Garages or Carports (Attached & Detached)*• Gas Piping• Lawn Sprinkler connection to the water supply (backflow)• Masonry Walls or Screens over 4 ft tall above finished grade*• Patio & Porch Covers or Awnings*• Pools, Hot Tubs, and Spas*• Retaining or Landscape Walls (individual or in combination) over 4' tall measured from bottom of footing (requires engineering)*• Roofing/Re-Roofing• Room Additions, Patio Enclosures, Screened Porches*• Siding, Stucco, Brick, etc.• Windows_{< .30 U-factor} Egress Require Eng., New Window *• Solar Panels*• Storage Sheds or Accessory Buildings greater than 120 sq. ft.*• Swamp Coolers• Water/Sewer Utility repair or replacement | <ul style="list-style-type: none">• Attic Fans (whole house)*• Basement Finishes*• Boiler Installation or Replacement• Demolitions• Doors (leading to garage)• Drywall• Electrical or Gas Conversions• Electrical Modifications• Fireplaces (wood, pellet, or gas)*• Furnace Installation or Replacement• Gas Logs Installation or Replacement• Gas Piping• Plumbing Modifications• Remodeling*• Structural Modifications* • Walls (Bearing and Non-Bearing; New, Replacement, or Removal)*• Water Heater Installation or Replacement• Radon Mitigation Systems |

***Requires Plan Review**

SEE BACK SIDE OF SHEET FOR PROJECTS WHERE PERMITS ARE NOT REQUIRED!!!!!!

Permits are **NOT REQUIRED** for the following types of projects

EXTERIOR

- One-story detached accessory structures, provided that the area does not exceed 200 square feet, **residential only** (verify set back requirements)
- Fences equal to or less than 7ft. tall, unless located in the front yard or corner lots, or in Historic District
- Landscaping
- Minor Roof or Siding Repairs or replacement (10% or less)
- Minor Maintenance or Repairs
- Painting
- Retaining walls that are not over 4 feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge, or unless on a corner lot or historic district.
- Decks not exceeding 200 square feet in area, that are not more than 30 inches above grade at any point , are not attached to dwelling and do not serve the exit door.

INTERIOR

- Cabinet & Counter Top Replacement
- Ceiling fans
- Electrical switch/outlet replacement
- Flooring
- Insulation where wall/ceiling coverings are not removed
- Light fixture replacement
- Painting
- Plumbing fixture replacement in existing locations
- Wallpaper

All work being performed in the City right-of-way requires a City Right of Way permit.

Exemptions from permitting requirements shall not be deemed as granting authority to violate any provisions of the City of Golden Building Codes or any other laws or ordinances of the City of Golden including Zoning Setbacks.