



Permitting Requirements for New Site Coverage

What is site coverage?

Site Coverage is defined as materials that cover the soil, but do not count as building floor area. Examples include, but are not limited to: **patios, walkways, driveways, decks, steps, decomposed granite and gravel.**

What types of site coverage alterations require Design Study Approval?

Any time you expand existing site coverage or cover new areas of the property with site coverage, a Track-One Design Study approval is required. The in-kind replacement/repair of existing site coverage does not require Design Study approval, but does require the issuance of an over the counter Notice of Authorized Work from the City. In order to obtain a Notice of Authorized Work, the property owner or contractor must provide a photograph of the existing site coverage area to be replaced, with a project description indicating that the footprint of the site coverage will be maintained. Examples of site coverage projects that are exempt from Design Study requirement include the replacement of walkways, patios, etc.

What types of site coverage alterations require a Building or Driveway Permit?

Some projects that involve site coverage do not require a Design Study approval, but do require a separate permit. For example, a building permit may be required for the re-construction of an existing deck or stairs. Please contact the Building Official for a determination on whether a building permit is required. A Driveway Permit is always required for the replacement of existing driveways.