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## TRADE PERMIT PLAN REVIEW THRESHOLDS

### PLUMBING

#### Review Required for the following Work:

- New non-residential or mixed-use building
- New multifamily projects with 3 or more dwelling units (except townhomes as defined in the IRC)
- Non-residential or mixed-use addition or alteration projects with more than 10 fixtures
- Roof drains / overflow systems
- Tenant improvements involving
  - Medical gas piping,
  - commercial kitchens
  - food service install (King/Snohomish Co. Health Dept. approval required for restaurants / food preparation)
- Oil/water separator
- Grease removal devices
- Sumps (residential sump pumps need prior approval but not plan review)
- All types of laboratories

### MECHANICAL

#### Review Required for All Work Except:

- Work in 1 & 2 family dwellings and IRC townhouses
- The addition or relocation of not more than 15 diffusers and/or 5 VAV boxes connected to existing HVAC equipment provided:
  - The work is limited to ducts, diffusers and VAV boxes
  - The building does not have a smoke control system
  - Ducts do no penetrate a fire rated assembly
- In kind replacement of indoor equipment

### ELECTRICAL\*

#### Review Required for the Following Work:

- All exterior appliance installations including Photovoltaic Systems and generators on all types of occupancies.
- The following applies to all buildings **except 1 and 2 family dwellings and townhouses:***
- New non-residential, multifamily or mixed-use building
  - Existing or new commercial service alterations, generators, subpanels, transformers, feeders, or hazardous locations as defined by NEC
  - Increase in load of 100 amps or more.
  - Installing/altering a service or feeder rated 100 amps or more.
  - Any installation or alteration in a space with health care, educational, and institutional occupancy categories as listed in WCEC 85.15.G(1).
  - Replacing 60% or more of the lighting luminaries and increasing the lighting load.
  - Work on electrical systems operating at over 600 volts.
  - Installations as required by the building official for installations which by their nature are complex, hazardous or pose unique design problems.

\*Only pertains to Bellevue, Burien, Kirkland, Mercer Island and Renton.

Note: check with the local jurisdiction for any modifications or additions to this table.