





This Tip Sheet reflects some permitting requirements resulting from a collaboration of participating jurisdictions.

√ <b>PERMITS REQUIRED:</b> Common examples	Bellevue	Bothell	Burien	Edmonds	Issaquah	Kenmore	King County	Kirkland	Mercer Island	Mill Creek	Newcastle	Sammamish	SeaTac	Snohomish County	Snoqualmie
This table provides common examples for one- and two-family dwelling alterations, improvements and additions where permits are typically required. <i>If your property is located in a CRITICAL AREA, SHORELINE AREA or SENSITIVE AREA, please check with your local jurisdiction for permit requirements.</i>															
<b>Carpports</b>	√	√	√	√	√	√	√	√	√	√	√	√	√	★	√
<b>Decks</b> more than 30" above grade (measured vertically to the grade below at any point within 36" of the outer edge of deck)	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
<b>Dock</b> repairs and additions	√	√	√	√	√	√	√	√	√	N/A	√	√	√	√	√
<b>Electrical circuits and services</b>	√	⚡	√	⚡	⚡	⚡	⚡	√	√	⚡	⚡	√	√	⚡	⚡
<b>Exterior doors, windows, and skylights</b> that require a new opening or larger opening	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
<b>Fireplaces, wood-burning stoves, and inserts</b>	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
<b>Furnaces, air conditioners, and heat pumps</b>	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
<b>Garage conversion</b> to living space	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
<b>Gas piping</b>	√	√	√	√	√	√	⊕	√	√	√	√	√	√	√	√
<b>Home-businesses (home occupations)</b>	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
<b>Interior remodels</b>	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
<b>Backflow prevention devices</b>	√	√	√	√	√	√	⊕	√	√	√	√	√	√	√	√
<b>Mother-in-law apartments (ADU)</b>	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
<b>Hose bibs and drinking fountains</b>	√	√	√	√	√	√	⊕	√	√	√	√	√	√	√	√
<b>Rockeries and retaining walls</b> over 4' in height or supporting a surcharge	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
<b>Spas and saunas</b> that are portable and plug in (requiring no electrical work)	√	√	---	---	√	---	---	√	√	---	√	---	---	---	---
<b>Spas and saunas</b> that are site built	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
<b>Swimming pools, spas, and portable pools</b> all in-ground pools and prefabricated above-ground pools 2' deep or more or over 5,000 gallons	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
<b>Water heater installation</b>	√	√	√	√	√	√	⊕	√	√	√	√	√	√	√	√

√	Permit is required in this jurisdiction	⚡	Electrical permits regulated by Washington State Labor & Industries
---	Permit is not required in this jurisdiction	★	Permit Required if > 200 sq ft inside an Urban Growth Area (UGA) or > 400 sq ft outside of UGA
⊕	Plumbing permits regulated by King County Health Department		





GENERAL INFORMATION:

- The intent of this Tip Sheet is to provide a general understanding of the code requirements and does not address the subject in great detail.
- Additional information can be obtained from your local [participating jurisdiction](#).

--- PERMITS NOT REQUIRED: Common examples	Bellevue	Bothell	Burien	Edmonds	Issaquah	Kenmore	King County	Kirkland	Mercer Island	Mill Creek	Newcastle	Sammamish	SeaTac	Snohomish County	Snoqualmie
This table provides common examples for one- and two-family dwelling alterations, improvements and additions where permits are typically not required*. <i>If your property is located in a CRITICAL AREA, SHORELINE AREA OR SENSITIVE AREA, please contact the local jurisdiction to verify that the work listed here is still exempt from a permit.</i>															
<b>Accessory structures</b> (one-story detached) used as tool and storage sheds, tree-supported play structures, playhouses, and similar uses not exceeding _____ square feet	200	200	200	200	200	200	200	200	200	200	200	200	200		120
<b>Bathroom and kitchen fixture replacements</b> without plumbing line modifications such as sinks and toilets (Note: Tub and shower replacement does require a permit.)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
<b>Decking replacement</b> on decks without changing or adding any other structural members or removing guardrails	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
<b>Decks</b> less than 30" above grade (measured vertically to the grade below at any point within 36" of the outer edge of deck)	---	---	---	---	---	---	---	---	---		---	---	---	---	---
<b>Fences</b> not over ____ feet high	8	6	6	6	6	8	6	6	6	√		6	6	8	6
<b>Interior finish work</b> such as painting, papering, tiling, carpeting, cabinets, countertops, and similar finish work	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
<b>Portable appliance replacement</b> in the same location without modification to gas, plumbing lines, or electrical circuits	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
<b>Re-roof overlay</b> if limited to 2 total layers of roofing material	---	√	---	---	---	---	---	---	---	---	---	---	√	---	√
<b>Re-roofing</b> (tear off and replace) using same type of roofing provided roof sheathing is not altered	---	√	---	√	---	---	---	---	---	---	---	---	√	---	√
<b>Retaining walls or rockeries</b> which are not over 4' in height measured from the bottom of the footing to the top of the wall unless supporting a surcharge	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
<b>Sidewalks and driveways</b> that are not in or connected to the right of way, are not more than 30" above grade and are not over a basement or story below	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
<b>Siding replacement</b> when non-structural (except for EFIS -exterior finish and insulation systems - veneer, or stucco)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	√
<b>Swings, slides, and other playground equipment</b>	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
<b>Window and door replacement</b> in-kind window replacement where no alteration of structural members, window U-value meets prescriptive requirements of the energy code, safety glazing is provided where required, fall protection is provided where required, and egress requirements are maintained	---	---		---	---	---	---	---	---	---	---	---	---	---	√
<b>Window awnings</b> supported by an exterior wall which do not project more than 54" and do not require additional support	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

NOTE: Although a **building permit** may not be required, work shall still be code compliant.

**Land use or zoning requirements** may apply regardless of building permit requirements.

√	Permit is required in this jurisdiction		Permit required if fence is over 6 feet with an additional 2 feet of lattice on top
---	Permit is not required in this jurisdiction		Permit Required if > 200 sq ft inside an Urban Growth Area (UGA) or > 400 sq ft outside of UGA
	Permit is required if structure is in Airport Noise Reduction Zone 1		Permit not required for decks <30" above grade, <200 sq ft, detached from a single-family residence and not serving the exit door.

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