

**Plan review required for the following work:**

| Plumbing   | Mechanical   | Electrical*  |
|--|--|--|
| <p>Rainwater systems supplying fixtures within buildings</p> <p><i>The following applies only to buildings that are <b>NOT</b> IRC one- and two-family dwellings and townhouses:</i></p> <p>New multifamily, non-residential or mixed-use buildings</p> <p>Existing non-residential or mixed-use addition or alteration projects with more than 10 individual fixtures</p> <p>All tenant improvements with:</p> <ul style="list-style-type: none"> <li>• Medical gas piping</li> <li>• Commercial kitchens</li> <li>• Food service (Requiring King/Snohomish County Health Dept approval for restaurants/food prep)</li> </ul> <p>Roof drains and/or overflow systems</p> <p>Oil water separators</p> <p>Grease removal devices</p> <p>Sumps (residential waste pumps require prior approval, but not plan review)</p> <p>All types of laboratories, chemical waste systems</p> <p>All medical and dental</p> <p>All water heaters over 60 gallons (see seismic bracing handout)</p> | <p><i>The following applies only to buildings that are <b>NOT</b> IRC one- and two-family dwellings and townhouses:</i></p> <p>New multifamily, non-residential or mixed-use buildings</p> <p>Existing multifamily, non-residential or mixed-use addition or alteration projects with the addition or relocation of more than 15 diffusers and/or 5 VAV boxes connected to existing HVAC equipment provided:</p> <ul style="list-style-type: none"> <li>• The work is limited to branch ducts, diffusers and VAV boxes</li> <li>• Ducts that do not penetrate a fire and/or smoke rated assembly</li> </ul> <p>Any commercial cooking operations including Type 1 and Type 2 hoods</p> <p>Beauty and/or nail salons, barber shops</p> <p>Work that affects smoke control</p> <p>Rooms or storage spaces containing: Gas cylinders, batteries and the use of hazardous materials</p> <p>Changes to exhaust systems except new bathroom exhaust connected to an existing compatible environmental air exhaust system</p> <p>Gas &amp; Fuel oil piping and appliances e.g. heaters, boilers, water heaters, kilns, fireplaces, generators, tanks</p> <p>Refrigeration systems</p> <p>Transformer ventilation systems</p> <p>Condensate removal from HVAC coils</p> <p>Seismic bracing for all equipment over 400 pounds and water heaters over 60 gallons (see seismic bracing handout)</p> | <p>Photovoltaic systems on all types of occupancies</p> <p>All exterior appliances such as generators, A/C units and heat pumps on <b>all types</b> of occupancies (<i>a zoning review <b>may</b>** be required demonstrating unit placement on a site plan.</i>)</p> <p>New installations or alterations of services, feeders, generators, sub-panels and transformers rated 100-amps or greater of non-residential, multifamily and mixed-use buildings</p> <p>Installations in hazardous locations as defined by the NEC &amp; WCEC</p> <p>Any installation or alteration in a space with health care, educational, and institutional occupancy categories as listed in WCEC 85.15.G(1)</p> <p>Replacing 50% or more of the lighting luminaries (<i>an energy code review may be required demonstrating daylight harvesting, primary and secondary zones and occupancy sensors</i>)</p> <p>Installations on electrical systems operating at over 600 volts</p> <p>Installations as required by the building official for which by their nature are complex, hazardous or pose unique design problems</p> <p><b><i>*Only pertains to jurisdictions that have an electrical program.</i></b></p> <p><b><i>**Please check with the local jurisdiction to see if a zoning review is required.</i></b></p> |

Note: Complex, hazardous or systems that pose unique design problems as determined by the Building Official will require plan review. Exceptions to plan review may be granted by the Building Official. Check with the local jurisdiction for any modifications to this table.