

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





√ PERMITS REQUIRED: Common examples	Bellevue	Bothell	Burien	Edmonds	Issaquah	Kenmore	King County	Kirkland	Mercer Island	Mill Creek	Newcastle	Renton	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>																
Carpports	√	√	√	√	√	√	√	√	√	√	√	√	√	√	★	√
Decks more than 30" above grade (measured vertically to the grade below at any point within 36" of the outer edge of deck)	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
Dock repairs and additions	√	√	√	√	√	√	√	√	√	N/A	√	√	√	√	√	√
Electrical circuits and services	√	⚡	√	⚡	⚡	⚡	⚡	√	√	⚡	⚡	√	√	√	⚡	⚡
Exterior doors, windows, and skylights that require a new opening or larger opening	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
Fireplaces, wood-burning stoves, and inserts	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
Furnaces, air conditioners, and heat pumps	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
Garage conversion to living space	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
Gas piping	√	√	√	√	√	√	⊕	√	√	√	√	√	√	√	√	√
Home-businesses (home occupations)	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
Interior remodels	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
Backflow prevention devices	√	√	√	√	√	√	⊕	√	√	√	√	√	√	√	√	√
Mother-in-law apartments (ADU)	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
Hose bibs and drinking fountains	√	√	√	√	√	√	⊕	√	√	√	√	√	√	√	√	√
Rockerries and retaining walls over 4' in height or supporting a surcharge	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
Spas and saunas that are portable and plug in (requiring no electrical work)	√	√	---	---	√	---	---	√	√	---	√	---	---	---	---	---
Spas and saunas that are site built	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
Swimming pools, spas, and portable pools all in-ground pools and prefabricated above-ground pools 2' deep or more or over 5,000 gallons	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
Water heater installation	√	√	√	√	√	√	⊕	√	√	√	√	√	√	√	√	√

√	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 (Single Family)

--- PERMITS NOT REQUIRED: Common examples	Bellevue	Bothell	Burien	Edmonds	Issaquah	Kenmore	King County	Kirkland	Mercer Island	Mill Creek	Newcastle	Renton	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>																
Accessory structures (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	200		120
Bathroom and kitchen fixture replacements without plumbing line modifications such as sinks and toilets (Note: Tub and shower replacement does require a permit.)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
Decking replacement on decks without changing or adding any other structural members or removing guardrails	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
Decks less than 30" above grade (measured vertically to the grade below at any point within 36" of the outer edge of deck)	---	---	---	---	---	---	---	---	---	---		---	---	---	---	---
Fences not over ___ feet high	8	6	6	6	6	8	6	6	6	√		6	6	6	8	6
Interior finish work such as painting, papering, tiling, carpeting, cabinets, countertops, and similar finish work	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
Portable appliance replacement in the same location without modification to gas, plumbing lines, or electrical circuits	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
Re-roof overlay if limited to 2 total layers of roofing material	---	√	---	---	---	---	---	---	---	---	---	---	---	√	---	√
Re-roofing (tear off and replace) using same type of roofing provided roof sheathing is not altered	---	√	---	√	---	---	---	---	---	---	---	---	---	√	---	√
Retaining walls or rockeries which are not over 4' in height measured from the bottom of the footing to the top of the wall unless supporting a surcharge	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
Sidewalks and driveways 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	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
Siding replacement when non-structural (except for EFIS - exterior finish and insulation systems - veneer, or stucco)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	√
Swings, slides, and other playground equipment	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
Window and door replacement 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	---	---		---	---	---	---	---	---	---	---	---	---	---	---	√
Window awnings 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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