



DO I NEED A PERMIT?

(Residential)

No building, electrical, mechanical, or plumbing system shall be installed, erected, constructed, enlarged, altered, repaired, replaced, moved, improved, removed, converted, or demolished unless a permit has been obtained (2018 International Codes/2018 Uniform Plumbing Code).

For electrical permits, visit the Washington State Department of Labor & Industries website at <https://lni.wa.gov/licensing-permits/>

PERMITS REQUIRED (Common Examples)

- Carports and garages.
- Decks more than 30" above grade – including repairs.
- Exterior doors, windows and skylights that require a new opening.
- Fences – including replacing an existing fence.
- Furnaces (replacement or conversion).
- Garage conversions.
- Gas piping.
- Interior remodels.
- Irrigation systems.
- Re-roof (except for in-kind reroofing, provided roof sheathing is not removed or replaced).
- Rockeries or retaining walls over 4 feet in height.
- Tree removal.
- Water heater replacement.
- Zero-clearance fireplaces.
- Accessory Dwelling Units (ADU's).

PERMITS NOT REQUIRED (Common Examples)

- One story detached accessory buildings not exceeding 200 sq. ft. used as storage sheds, playhouses or other similar uses. *Please note: structures are still subject to property line setback requirements. Call City for more info.*
- Retaining walls not over 4' from bottom of footing to top of wall not supporting a surcharge (a load imposing lateral pressure) or impounding hazardous materials.
- Painting, wallpapering, flooring, cabinets, countertops, and similar work.
- Playground equipment.
- Maintenance of existing landscaping or tree pruning.
- Bathroom and kitchen fixture replacements without plumbing line modifications, such as sinks and toilets.
- Appliance replacements without modification to gas, plumbing lines or electrical circuits such as dishwashers, ranges, ovens, washers and dryers, same location.
- Rooftop solar panels meeting exemption criteria.

This sheet is intended only as an informational guide addressing common permits of various types. The information may not be complete and does not imply that there may not be additional permits necessary. **Please consult the building department for additional information at 425-551-7254.**