

Plumbing & Gas Program Permit Applicability

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Activities that require a plumbing permit:

- Installing a new fixture where there was not previously a fixture
- Replacing a fixture with a different type of fixture
- Replacing or adding a piece of equipment other than a water heater (booster pump, ejector pump, sump pump)
- Replacing a water heater with a different type or size of water heater
- Replacing a fixture that requires in-wall plumbing connections (tub/shower valves)
- Modification or replacement of plumbing within walls, attic, or crawl space
- New or modified Lab Gas piping systems (compressed air, vacuum, oxygen, etc.)
- New or modified veterinary gas systems
- New or modified rainwater harvesting or graywater systems
- Emergency repairs – where a general area or multiple pipes and fittings are repaired or replaced

Activities that do not require a plumbing permit:

- Replacing a fixture with the same type of fixture with no in-wall plumbing connections and no modifications required to in-floor plumbing (toilets, sinks)
- Replacing fixture supply stops (outside of wall)
- Replacing a water heater with the same type, size, and efficiency rating as existing (may be subject to permit in future)
- Replacing gutters & downspouts
- Replacing or modifying septic system components
- Exterior irrigation systems (may be subject to permit in future)
- Exterior pools & spas
- Emergency repairs – limited to specific pipe or fixture requiring repair only. Note: permit required after repair for any piping repairs of in-wall, in floor, ceiling, or attic space plumbing.

Activities that require a fuel gas permit:

- Replacing, modifying, or relocating any part of a fuel gas piping system or components (inc. pressure regulators).
- Replacing a piece of equipment that requires a connection to gas piping within a wall, floor, or ceiling assembly.
- Any connections to a gas piping system that was previously disconnected, decommissioned, or unused.

- Demolition or decommissioning of any part of an existing fuel gas system.

Activities that do not require a fuel gas permit:

- Replacing or adding a gas appliance that connects to an exposed fuel gas supply line (ovens, stoves, dryers, BBQ, etc.)
- Connection or replacement of gas-fired commercial kitchen equipment.
- Replacing existing water heater with same type, efficiency, and input rating.

Activities that require a backflow permit:

- Replacing, modifying, or installing a testable backflow preventer within a building (RPBA, DCVA).
- Unincorporated King County, City of Clyde Hill, and Beau Arts Village only - Replacing, modifying, or installing a testable backflow preventer outside of a building but within the property line.

Activities that do not require a backflow permit:

- Replacing, modifying, or installing a non-testable backflow preventer (hose bibb vacuum breaker, hand-held shower vacuum breaker, hose bibb dual check, etc.)
- Repairing an existing backflow assembly

Activities that require a Medical Gas permit:

- Installing or modifying any category of medical gas or dental gas system.

Activities that do not require a Medical Gas permit:

- Lab gas systems, veterinary gas systems (these systems require a plumbing permit)