



Property Damage Assessment Inspection

When a property has been damaged by fire, flood, wind, earthquake, landslide, or accident, the King County Department of Local Services, Permitting Division is committed to helping property owners recover as soon as possible. To accomplish this goal, our inspection staff will conduct a damage assessment inspection, report on findings, and direct you on additional permitting requirements as appropriate.

In the event of a declared, regional disaster, emergency inspection and permitting information for the unincorporated areas of King County will be posted on the Permitting web site at www.kingcounty.gov/permits.

Damage repairs should conform to current code requirements to the greatest extent possible. Undamaged portions of existing buildings or structures may not be required to comply with current codes as long as the structures are determined to be safe and structurally sound.

Steps following property damage:

1. Secure the site to prevent unauthorized access.
2. Apply for a damage assessment inspection online.
3. If required, apply for a building permit for the repair.

Obtaining a damage assessment inspection

Before submittal of a building repair permit application, you must obtain a damage assessment inspection.

The assessment inspection will identify the scope of required repairs and application submittal items. It is not an authorization to start repairs.

In the event of a total loss of the structure(s), a damage assessment inspection permit is not required. However, a demolition permit is required for the removal of debris and to secure the site which are available online at MyBuildingPermit.com.


Required application submittal items:

- Site plan, Basic site plan identifying the structure on the site.

Additional items:

- Pictures of the damage.
- Damage reports by others.

Apply On-Line at MyBuildingPermit.com
Select: King County | Building | Any Project Type | Inspection Only



Responding to Property Damage, continued

Obtaining a damage repair permit

The scope of the permit to repair damage will depend on several factors. Buildings with extensive damage may require submittal of full construction plans with calculations.

As a general rule, legal structures can be repaired or replaced with a similar structure in the same location.

A damaged structure may be out of conformance with the King County Zoning Code regarding provisions such as height limitations, setback requirements, and land use. However, the Zoning code allows for the repair and use of nonconforming structures, provided that the level of nonconformance is not increased.

Unpermitted structures or structures that had previous open code enforcement case may be subject to additional code requirements and limitations.

If additions or changes are proposed beyond the scope of the repairs, the permit will be reviewed as a new building permit application.

Additional Resources

- [King County, Emergency Management](#)
- [Residential permit process](#)
- [Commercial and multifamily permit process](#)
- [Inspection scheduling](#)