



Responding to Property Damage

When a property has been damaged by fire, flood, wind, earthquake, landslide, or accident, the King County Department of Local Services, Permitting Division (Permitting) 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 as a result of an emergency situation:


1. Secure site to prevent unauthorized access and injury
2. Obtain a Damage Assessment Inspection Report, available online through MyBuildingPermit.com
3. Obtain a Damage Repair Permit - If required

Obtaining a Damage Assessment Inspection Report

A Damage Assessment Inspection Report is required before a Damage Repair Permit can be issued. See the [Damage Assessment Inspection Worksheet](#) for submittal requirements. The resulting a Damage Assessment Inspection Report will identify if a repair permit is required, what construction is required to repaired and if plans and engineering is required to obtain the repair permit.

Apply On-Line at MyBuildingPermit.com

Select: King County | Building | Any Project Type | Inspection Only



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. See [Non-Residential Demolition](#) or [Residential Demolition](#) permits, both permits are available online.

How long will it take to obtain the Report? How much does it cost?

Declared, regional emergency events may result in waived fees and expedited inspection and permitting processes. See the Permitting web site for more information.

Responding to Property Damage, continued

Obtaining a Damage Repair Permit

The scope of the Damage Repair Permit will depend on a number of factors.

The damage assessment report may recommend that the damage repair permit can be issued subject to field inspection. For 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](#)

King County [Department of Local Services, Permitting Division](#)

- [Property Research Guide](#) and [Property Research Video](#)
- [Damage Assessment Inspection Worksheet](#)
- [Non-Residential Demolition](#) Permit
- [Residential Demolition](#) Permit
- [Inspection scheduling and other permitting agency information](#)

[King County Code](#)