



Residential Basics Program

The Residential Basics Program (RBP) is intended to serve builders that plan to build several single-family structures using the same base set of plans. The RBP is limited to IRC detached one- and two-family dwellings, townhouses (subject to pre-approval), and accessory residential structures, inclusive but not limited to barns and agricultural buildings, garages, sheds and in-ground swimming pools¹ in unincorporated King County.

Apply On-Line at

MyBuildingPermit.com

Select: King County | Building | (*Project Type*) | Registered Basic-Establish a new plan | (*Scope of Work*)



Definitions

The Residential Basics Program: A program designed to accommodate permit applicants who wish to build the same house design on a repetitive basis.

Registered Plan: A set of approved plans kept on file by Permitting. The registered plans are for the exclusive use of the customer who filed the original application, unless prior arrangements have been made with the holder of the Registered Plan.

Registered Plan records are denoted by *ERGP*, the code year they were approved under, followed by a unique identifier, for example: *ERGP22-1000*.

Site Specific Basic Permit: The name of the building permit for a specific site based on an approved Registered Plan. Site Specific Basic Permit applications may not be submitted until after approval of the Registered Plan and recording of the parcel.

Basic Permits are denoted by the prefix *BASC*, the year the application was received, followed by a unique identifier, for example: *BASC26-1000*.

Registered Plan Limitations

1. Three story limitation, or two stories with basement, based on grade plane as defined by International Residential Code (IRC) Chapter 2. Floors in attics may or may not constitute a story; please consult with a Plans Examination Engineer.
2. Site locations over five-hundred feet in elevation require special additional approval.
3. Foundation walls, site retaining walls, and rockeries over four feet are not permitted with Registered Plans, however; may be applied for under separate permit.

¹ [King County Permitting Public Rule; Residential Basics Program](#)

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Registered Plan Options

An option is a design or structural variation from an established Registered Plan. Options pertain to individual features within the same plan, not new distinct buildings. A **maximum of five options** per Registered Plan are permitted, with the following limitations:

1. Only three of the five options may involve changes to the building footprint.
2. Options may not be combined into packages whereby a group of changes constitutes a single option.
3. Elevation/roof framing changes that do not affect the base plan structure below the topmost plate line. Each elevation or roof framing change shall be considered a separate option.
4. One additional garage bay not to exceed 300-square-feet is allowed.
5. Optional cantilevered floor areas shall not exceed two feet in depth by eight feet in length if said cantilevered floor area is the furthestmost projection from any building exterior wall.
6. The options shall not constitute complex or significant changes to the design or structure of the building.
7. Alternate windows or exterior openings are not allowed unless supported with engineered design for lateral and gravity forces. Each window modification is considered a separate option.
8. Alternate use of interior space.
9. Porch and deck modifications.

All options shall be identified by a number or letter designation. The cover sheet shall include an identifying table of contents noting all drawings, building options, all floor area configurations (per individual floor), and a corresponding sheet matrix if multiple options occur.

Mirrored plans may be approved only when both orientations are reviewed and approved as part of the registered plan application. Mirrored plans do not count toward the maximum of five options.

Expiration of Registered Plans

Register Plan approvals will expire upon one of more of the following situations:

1. Expiration of any applicable code adopted by the Washington State Building Council under which the Registered Plan permit was approved.
2. The adoption of a new law or regulation which requires structural modifications of the registered plan structure in order for the site-specific basic permits issued under that registered plan to comply with the new law or regulation.

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Pre-Submittal Requirements for Duplexes and Townhomes

Registered plan applications for duplexes and townhomes must attend a pre-application meeting. Pre-Application Meeting Request [Information](#) and [Application](#), or prior approval to apply.

Registered Plan Submittal Requirements (ERGP)

Applications must be submitted electronically via [MyBuildingPermit.com](#) (MBP). Applicants must be Washington State licensed contractors.

See [Electronic Permit Plan Requirements](#).

Construction plans should include:

- A cover sheet that includes the following:
 - A drawing table of contents
 - Applicable codes and regulations
 - Building options with floor areas for each story based on use; dwelling, garage, porches and decks
 - Structural design loads
 - Identify the builder's reference number or name for the plan and a description of each option
- Engineering specifications and shear wall schedule shall be included in the plans.
- An energy code specification sheet that addresses Washington State Energy Code compliance requirements including heat size calculation, energy code improvement credits and International Residential Code indoor air quality requirements.
- Options shall be on separate bookmarked pages and correlated to the stock plan. Options shall be identified as such and numbered accordingly (5 maximum).

Structural calculations for lateral and gravity design, including design criteria:

- Seismic design category of D2
- Wind speed of 110 mph
- Exposure C
- Roof snow load 25 lbs. per square foot minimum.

To increase efficiency in your next home project, see [The King County Green Building Handbook](#).

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Basic Permit Submittal Requirements (BASC)

Application submittals may be made through [MyBuildingPermit.com](https://www.kingcounty.gov/MyBuildingPermit.com). Note that additional review and fees will be required for non-vested plat lots.

These submittals are site specific. The four submittal documents required include:

1. Cover Sheet
 - All approval stamps from the approved Registered Plan permit approval (ERGP)
 - Clearly identify the option selected
 - The site-specific snow load
2. Site Plan
 - The Site Plan meets the [Residential Building Permit, Site Requirements](#)
 - The building footprint matches the orientation floor plan option selected on the cover sheet
 - The final grades are shown and do not require any modifications to the approved Registered Plan (ERGP) foundation
3. A completed [Residential Solar Ready Provisions Checklist](#)
4. Roof Plan
 - The required items on page two of the [Residential Solar Ready Provisions Checklist](#) are shown
 - The roof plan matches the option selected

*If the BASC submittal includes options or modifications that were not included under the approved ERGP plans, a revision is required to be submitted and approved through the ERGP before proceeding with the BASC.

**If the BASC submittal includes options or modifications that are site specific, additional review time will be required. Note the site-specific changes on the Cover Sheet and applicable site-specific documents.

Field Changes

Field changes to issued Basic Permits (BASC) require a formal revision permit issued by Permitting.