



# Residential Basics Program

The Residential Basics Program (RBP) is intended to serve builders that plan to build a number of single family structures using the same base set of plans. The RBP is limited to detached one- and two-family dwellings, town homes (subject to pre-approval), and accessory residential structures inclusive but not limited to barns and agricultural buildings, garages, sheds and in-ground swimming pools<sup>1</sup> in unincorporated King County.

Apply On-Line at [MyBuildingPermit.com](https://www.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.

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

## Registered Plan Limitations

1. Three story height limitation or two stories with basement based on the grade plane defined per International Residential Code (IRC Chapter 2.) Floors in attics may or may not constitute a story.
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.

## 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 limit of five options per Registered Plan is permitted with the following limitations:

1. Only three of the five options may involve changes to the building footprint.

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<sup>1</sup> [King County Permitting Public Rule; Residential Basics Program](#)

## Residential Basics Program, continued

- Options may not be combined into packages whereby a group of changes constitutes a single option.
- 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.
- One additional garage bay not to exceed 300-square-feet is allowed.
- 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.
- The options shall not constitute complex or significant changes to the design or structure of the building.
- 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.
- Alternate use of an interior space.
- 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 will occur.

### Expiration of Registered Plan Permits

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

- Expiration of any applicable code adopted by the Washington State Building Council under which the Registered Plan permit was approved.
- 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.

### 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](#).

### Submittal Requirements

Applications must be submitted electronically via [MyBuildingPermit.com](http://MyBuildingPermit.com) (MBP). Applicants must be Washington State licensed builders.

Construction plans and structural engineering calculations shall be submitted as two separate .pdf files. See [Electronic Document Submittal Standards](#).

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 MyBuildingPermit

## Residential Basics Program, continued

PDF 1. Construction plans that 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).

PDF 2. Structural engineering calculations for lateral and gravity design. Include design load summary.

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

### Registered Basic-Site Specific Permits

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

### Field Changes

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

