



Residential building permit – remodel, structure additions and repairs

An overview on how to apply, plus submittal checklists

A residential remodeling or addition permit can cover a very broad range of work. The following outlines three groups of construction activity within this permit type.

1. **Remodel** – Changing the interior space of an existing structure, either structural or nonstructural, but not creating any new floor area. May include exterior changes. Exterior changes are limited to the building envelop and existing footprint.
2. **Structure Addition** – Construction of new square footage attached to an existing structure, this may include interior or exterior alterations to the existing structure. May also include detached Accessory Buildings.
This permit type does not include Attached or Dwelling Units (ADU) or habitable, detached structures, such as, detached dwelling units, mobile homes, tiny houses, or other habitable structures. See Additional Resources section for more information.
3. **Repair** – Reconstructing or renewing part of an existing structure to maintain or restore it. Repair permits are most often used after a natural disaster or home fire. May also include work such as repairs to a failing foundation or other structural failures.

The repair permit type requires a Property Damage Inspection before application can be made for the Repair Permit. Apply online for an Inspection Only permit.

Apply Online at MyBuildingPermit.com

Select this permit type:

King County | Building | Single Family
Residential | Remodel **OR** Structure Addition
OR Repair | NA



[Do you need a permit?](#)

Key Information Resources

[Residential, Single-Family Remodel, Addition and Repair Packet](#) - This has links to important documents mentioned below.

[Research Your Property](#) - You need to research and document your property’s conditions and legal issues. We suggest completing the Permitting [Property Research Worksheet](#) before contacting us. This worksheet helps you gather the information we need to answer questions that will come up in reviewing your building permit application.

[Legal Lot](#) - Before building or dividing land, your lot must meet legal requirements.

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Prerequisite Permits and Other Agencies

Some permits and approvals come from other agencies. **Go through the Prerequisites Before Submittal questions in the checklist below to check if you need them for your project. If needed, get these permits before applying for your building permit.** See [Other agency services' permits](#).

Check for before applying for a building permit:

- [Public Health Approvals \(septic, well\) – Seattle-King County Public Health](#)
 - This is the most commonly needed, others listed below are much less common.
- [Critical Areas Alteration Exception](#) (if on land designated as a [critical area](#))
- [Drainage Adjustment](#) – King County Water and Land Resources Division
- [Flood & Flood Development Permits](#) - King County Water and Land Resources Division (for if you are in a flood hazard area).
- [Historic Preservation Approval– King County Department of Natural Resources Historic Preservation Program](#)
- [Roads Variances](#) – King County Roads

You might need these permits even if they are not required for the building permit application.

- Plumbing, Gas Piping - Seattle – King County Public Health
- Electrical – Washington State, Department of Labor & Industry

Infrastructure Services

Some residential remodel projects may include new or changes to existing utility services. Other factors such as adding a new bedroom(s) for a home that is on a septic system will trigger additional permit requirements. Generally, services such as fire, water, and sewer, are provided by special purpose districts in unincorporated areas of the County. This information will be needed as part of your permit application process. Check the [Property Research Guide](#) to find your service districts.

Most electrical and natural gas services are provided by Puget Sound Energy. If you use on-site propane (LPG) tanks, you will need separate permits. Please see [Fuel Tanks, Installation and Relocation](#).

Site Access

Emergency access, fire hydrants, and water flow will be checked as part of the fire protection requirements. In some cases, you may be required to install fire sprinkler systems. See the [Residential Fire Access and Water Supply Checklist](#).

Energy Conservation

- See the County's [Energy Codes page](#) and [WSU's Residential Energy Code Technical Code Support](#).
- Explore [green building and solar resources for opportunities and techniques](#).

Site Preparation (only applies to Structural Addition projects)

Expanding a building footprint or construction of accessory structures need some level of site preparation analysis. If there are hazardous or the parcel is located on critical areas, this will impact the buildable area, so a full understanding of the site limitations before you start design work is essential. Projects that require a **Department of Health permit will need a [Critical Areas Designation](#) prior to submittal.** Others may require

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critical areas review after submittal.

During the Critical Areas Designation, you must “flag” your site. This means placing flags or tape in key spots on your property. These flags help King County staff identify property boundaries and where your proposed access and structures will be constructed. See [Residential Site, Instructions for Flagging a Site for Permit Applications](#).

Site Work Permits

- [Clearing & Grading Permits](#) These can be obtained for stand-alone site work projects. Usually, clearing and grading for single-family homes are included in the building permit. Surface water and drainage are important for new development and are typically included in the building permit. See the [Residential Drainage Review Requirements](#) handout. In a few cases, a [State Environmental Policy Act \(SEPA\) checklist](#) will be required (we check this during initial intake).
- [Shoreline Substantial Development Permits](#) Required for all uses and changes within a shoreline area unless the proposal is specifically exempt from the definition of substantial development. See the [Shoreline Packet](#).

Construction Permits

- Please see the Residential Building Permit Application Checklist below for a full listing of application and supplemental forms.
 - [Demolition Permits](#) are required to remove any structures. In most cases, demolishing an existing structure can be included in the building permit application.

Fire Permits

- [Residential Fire Access and Water Supply Checklist](#), is only required if the submittal doesn't include planned fire sprinkler system.

Other Submittal Information

- [Residential Site Plan Requirements](#)
- Electronic Plan Requirements
 - [King County Permitting - Electronic Plan Requirements](#)
 - MyBuildingPermit.com, [Electronic Plan Requirements](#) and [Electronic Review Efficiency](#)
- [Permit Fees](#)

Residential building permit – remodel, structure additions and repairs – Combined Checklist

How to Apply:

Applicants should submit their initial documents online at Mybuildingpermit.com. This website guides you through the application process step by step, including the items listed below. Submit one copy of each required document in PDF. The [Electronic Plan Requirements](#) handout provides more detailed information. All subsequent submittal and revision documents will be made through MyBuildingPermit.com. Some additional documents, labeled as “Other,” might be needed for your permit application.

These checklists cover applications for residential construction repair, remodel, and structure additions permits in unincorporated King County.

Submittal requirements will depend on the type and extend of your project work. The following checklists outline the minimum submittal requirements, but individual projects may require additional submittals and/or permits.

Prerequisites Before Submittal

Follow the questions and answers before submittal below to see if you need extra documents.

Complete Before Submittal Obtain these applicable permits before submitting your building permit application.	
	Critical Areas Designation - Projects that require a Department of Health permit may need a Critical Areas Designation prior to submittal. Others may require critical areas review after submittal. Review the link above to for more.
Question:	Repair Permit: Is this a repair permit, per the definition below? Definition: Reconstructing or renewing part of an existing structure to maintain or restore it. Repair permits are most often used after a natural disaster or home fire. May also include work such as repairs to a failing foundation or other structural failures.
No	No additional documents or actions, see next question.
Yes	STOP – Before proceeding with a residential repair permit you must obtain a Property Damage Inspection before applying for the Repair Permit. Apply online for an Inspection Only permit at Mybuildingpermit.com .
Question:	Flood hazard areas location: Is the parcel in, next to, or does it include any mapped (FEMA 100-year floodplain, FEMA floodway, and/or channel migration hazard zone) or unmapped (lakes, rivers, streams, wetlands, and/or closed depressions) flood hazard areas? Find out if you are in a flood hazard area here .
No	No additional submittal documents required

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Yes	The following submittal documents are required: Floodplain Development Permit Application & Worksheet , see Flood Hazards section of Permits list .
Question:	Historic Preservation Program: Does the property have or is it next to known historical significance?
No	No additional submittal documents required
Yes	Review requirements from the Department of Natural Resources’ Historic Preservation Program and get approval before you begin building permit application.
Question	Sewer or Septic (Public Health Approval): Will the remodel connect to the sewer system or be using an on- site sewage (septic) system?
	Connect to the sewer system requires either:
	Sewer Availability Certificate OR Sewer Connection: Certificate of Future Sewer Connection
	Using an on-site sewage (septic) system requires:
	Provided by Seattle – King County Public Health Copy of On-Site Sewage Systems (Septic) Permit approval and approved site plan
Question	Water Access: How will potable water source be changed?
	Municipal water system: Water Availability Certificate
If...	Water from an existing Group A or B System:
	Obtain a Water Use Agreement from the provider
If...	Water well installed before 1/19/2018:
	Washington State Well Report OR Water Connection, Recording Document, Future Connection
If...	Water well installed after 1/19/2018:
	Washington State Well Report, OR Washington State Department of Ecology (DOE) approval letter, OR Seattle – King County Department of Public Health approval if the well is not yet installed.
Question:	Are you doing a remodel, and/or does your project have exterior changes?
No	Skip the remaining roads variance and public right of way questions below this line. Remodels often exclude exterior changes and can therefore skip the next few questions. Structure and repair applications should still provide a Site Areas Worksheet and consider the questions below.
Yes	Include a Site Areas Worksheet to provide basic area and earthwork information. Then see the questions below.

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Question:	Roads Variance: do your alterations include a new connection to an arterial road (a main road)?
No	No additional submittal documents required. Remodels often exclude a need for road variance consideration.
Yes	The following submittal documents are required: Road Standards Variance Request to the County Road Engineer
Question:	Impervious Surface/Drainage: Does the project propose more than 2,000 SF of new and replaced impervious surface AND/OR 7,000 SF of land disturbing activity?
No	No additional submittal documents required
Yes	The following submittal documents are required:
	Residential Drainage Review Checklist
	Technical Information Report (TIR) OR Drainage Assessment Letter
	Post Construction Soil Management Plan, Achieving the Post-construction Soil Standard
Question:	Does the project construct or modify a drainage pipe/ditch that is 12 inches or more in size/depth, OR receives stormwater runoff from a drainage pipe/ditch that is 12 inches or more in size/depth?
No	No additional submittal documents required
Yes	The following submittal documents are required: Technical Information Report (TIR) OR Drainage Assessment Letter

Required Submittal Documents

Submit in the Application	
	Residential, Single-Family Remodel, Addition and Repair Permit Application available on MyBuildingPermit.com
	Building or Construction Plan (see Electronic Plan Requirements handout)
	Structural Plan (see Electronic Plan Requirements handout)
	Architectural or Building Floor Plans (see Electronic Plan Requirements handout)

Less Common Supporting Documents

Supporting Documents	
	Geotechnical Report/Evaluation – see Selecting a Geotechnical Consultant under S forms.

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	Ecological Critical Areas Report, see Consultant Guidance, Ecological listing
	Energy Worksheets for Residential Construction – Typically optional for remodels, see forms for Alterations & Remodels (External link, Washington State University Energy Code)
	Residential Fire Access and Water Supply Checklist is only required if the submittal doesn't include planned fire sprinkler system - available on MyBuildingPermit.com
	Fuel Tanks, Installation and Relocation - available on MyBuildingPermit.com
	Solar System Residential Exemption Checklist - see green building Solar Resources listings
	Shoreline Substantial Development Permits (see: Shoreline Packet) – if located in a Shoreline Jurisdiction

Additional Information and Follow-Up Questions:

- [Manufactured \(Mobile\) Home Permits](#)
- [Residential Attached and Detached Dwelling Units \(ADUs\)](#)
- [Residential Accessory Building Permits](#)
- [Residential Tiny Homes \(see listing by title under R\)](#)
- Check out our [Customer Service Portal online](#), call us at 206-296-6600 or email permitquestions@KingCounty.gov
- [Other permits we offer in unincorporated King County](#)