



Residential building permit – remodel, structure additions and repairs

The Department of Local Services, Permitting Division (Permitting) reviews land use actions and building permits and provides code enforcement services for the unincorporated areas of King County.

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

Apply On-Line at MyBuildingPermit.com

Select: King County | Building | Single Family Residential | Remodel **or** Structure Addition **or** Repair | NA

The logo for MyBuildingPermit, featuring a stylized blue roofline above the text "MyBuildingPermit" in a blue sans-serif font.

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, which may include interior or exterior alterations to the existing structure. May also include detached Accessory Buildings.

This activity 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 for the purpose of maintenance or restoration. Repair permits are most often used in response to a natural disaster or home fire. However, a repair permit can be used in other circumstances.

The repair permit type requires a Repair Inspection (available through MyBuildingPermit.com) before application can be made for the Repair Permit.

[Do you need a permit?](#)

Structure addition and/or accessory structure location, lot coverage and height

Due to the wide range of zoning conditions, possible critical areas conditions, and Seattle – King County Health Department requirements, applicants should first undertake basic research for your property. See the [Property Research Guide and Worksheet](#) for more information.

If you still have questions, contact Permitting (see the Other Submittal Information section). Please note that Permitting staff will not perform basic property research for you unless there are special circumstances or needs.

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Key Information Resources

[Residential, Single Family Remodel, Addition and Repair Packet](#), contains all of the documents listed below.

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.

As a general rule, 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. See the [Property Research Guide](#) for information about how to find your service districts.

In most cases, electrical and natural gas services are provided by Puget Sound Energy.

On-site propane (LPG) tanks will require separate permits. Please see [Fuel Tanks, Installation and Relocation](#).

Site Access

Emergency access, fire hydrant(s), and water flow may be considered as part of the fire protection requirements for your project. Under certain circumstances, applicants may be required to install fire sprinkler systems. See the [Residential Remodel Fire Access and Water Supply Checklist](#).

Energy Conservation

- [Green Building opportunities and techniques](#)
- [Solar Photovoltaic Systems, Incentives and Permitting Guidance and Roof Mounted Residential Exemption](#)

Site Preparation (only applies to Structural Addition projects)

The expansion of a building footprint and/or construction of accessory structures will require some level of site preparation analysis. The presence of hazardous and/or critical areas will impact the buildable area of a parcel, so gaining a full understanding of the site limitations before design work is started will be essential. 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.

Your site must be properly “flagged.” Flagging a site involves placing indicator flags or surveying tape in key locations on your site. The site flags allow King County staff visiting your undeveloped site to easily and correctly identify where your property boundaries are located and where proposed access and structures will be constructed. See [Residential Site, Instructions Flagging a Site for Permit Applications](#).

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Site Work (only applies to Structural Addition projects)

- [Clearing & Grading Permits](#) may be obtained for stand-alone site work projects. In most cases, clearing and grading work for single-family residential structural addition work is included in the building permit for the residence. If clearing and grading review is required, the fee will be included with the final issuance fees.
- Surface water and drainage are important aspects of new development. In most cases, the surface water and drainage work for single-family residential development is included in the building permit for the residence. See the [Residential Drainage Review Requirements](#) handout. In a limited number of cases, a [State Environmental Policy Act \(SEPA\) checklist](#) will be required.
- A [Shoreline Substantial Development Permit](#) is required for all proposed uses and modifications within a shoreline jurisdiction unless the proposal is specifically exempt from the definition of substantial development. See the [Shoreline Packet](#) for more information.
- A [Flood Hazard Certificate](#) will be required for parcels or portions of parcels located in the FEMA floodplain.

Construction Permits

- Please see the [Residential – remodel, structure additions and repair permit application checklists](#) for a full listing of application and supplemental forms.
 - [Demolition Permits are required to remove any structures.](#) In most cases, the demolition of an existing structure can be included in the building permit for a replacement structure.
- Some permits and/or certifications will be provided by other agencies. See [Residential building permitting agencies, Who Does What.](#)
 - Plumbing
 - On-Site Sewer (septic)
 - Water Wells
 - Electrical

Fire Permits

- [Residential Remodel Fire Access and Water Supply Checklist](#)
- Fire sprinklers may be required, see [Residential Fire Sprinkler Systems](#)

Other Submittal Information

- [Residential Site Plan Requirements](#)
- Electronic Plan Requirements
 - King County Permitting, [Electronic Plan Requirements](#)

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- MyBuildingPermit.com, [Electronic Plan Requirements](#) and [Electronic Review Efficiency](#)

Not all of the permitting and regulatory elements covered by this outline will be required for every project. There also may be additional permitting and regulatory elements for some projects. For additional information or follow-up questions, applicants may:

- Call the Permit Center at 206-296-6600
- Email DPERWebInquiries@KingCounty.gov
- [Permit Center hours and location](#)

Additional Resources

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

- [Residential, Single Family Remodel, Addition and Repair Packet](#)
- [Permit Fees](#)
- [On-line Permit Status, Invoice Payment and Inspection Scheduling](#)
- [IVR Inspection Scheduling, phone number and codes](#)
- [Manufactured \(Mobile\) Home Permit](#)
- [Residential Attached and Detached Dwelling Units \(ADUs\)](#)
- [Residential Accessory Building Permits](#)
- [Residential Tiny Homes](#)
- [Do you need a permit?](#)
- [Permitting Agencies](#)

[MyBuildingPermit.com](#) (MBP)

- [Guidelines and Tip Sheets](#)
- [Inspection Checklists](#)
- [Help, Contacts and User Guides](#)

