



Residential Mechanical Permits

Residential mechanical permits cover single family residences, duplexes, individual townhomes, and condominiums. A permit is required for installation, replacement, or relocation of mechanical systems such as furnaces, wood stoves, fireplaces, air conditioners, and/or boilers.

A separate residential mechanical permit is not necessary for new installations in conjunction with a single-family residential construction and remodel permits, because the mechanical work is included as part of the building permit.

Apply On-Line at [MyBuildingPermit.com](https://www.kingcounty.gov/permits)

Select: King County | Mechanical | (Project Type) | (Activity Type)



Exterior HVAC Units - Setbacks

Per King County Title 21A.12.170. Setbacks - projections and structures allowed. Freestanding air conditioners and heat pumps may project into or be located within a setback abutting a residential property *if the required setbacks from regional utility corridors of K.C.C. 21A.12.140, the adjoining half-street or designated arterial setbacks of K.C.C. 21A.12.160, and the sight distance requirements of K.C.C. 21A.12.210 are maintained.*

Exempt Work

A mechanical permit is not required in unincorporated King County for installation of baseboards, wall heaters, gas log inserts, spot fans and duct work replacement in single family residences. Plumbing, gas piping and/or electrical permits may be required for this work.

Additional Resources

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

[Property research and maps](#)

[Inspection Scheduling](#)

Other agency permits

Washington State, Department of Labor & Industries - [Electrical Permits](#)

Seattle & King County Public Health, Environmental Health Services – [Wells, Septic, Plumbing, and Gas Piping](#)

