



# Residential Model Home Permit Requirements

The Residential Model Home Permit Program is administered by the Department of Local Services, Permitting Division (Permitting). The program will be administered subject to the following:

1. Building permits for preregistered plans (Basics) may be requested by the plat developer only and the final plat application must have been submitted and screened.
2. Lots must be clear of special conditions, restrictions, easements, Native Growth Protection Easements (NGPEs) and Building Set Back Line (BSBLs) that may be subject to parcel line changes before recording or that would require special review as part of permit issuance.
3. Plat engineering plans must be approved and construction started.
4. Retention/detention facilities must be in place and/or the plat must be approved for recording by the Land Use Inspection staff<sup>1</sup>. Temporary erosion control must be completed, and the inspection report will need to indicate this status.
5. Roads must be constructed to final alignment and grade such that the inspector can determine that connecting driveways are acceptable to the Department of Local Services, Roads Division (Roads) standards.
6. Fire flow and access must be approved for each lot. A fire sprinkler permit application shall be submitted when required the fire marshal.
7. Model Home financial guarantees must be posted (\$40,000 per lot, cash or assignment of funds only)
8. Street and lot addressing must be complete.
9. Lot numbers (with a 5-lot maximum or 10% of total lots, whichever is less) must be provided.
10. Occupancy approval will not be granted until construction is adequately completed and accepted by the field inspectors.

## Additional Resources

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

[Residential Model Home Permit Application](#)

[On-line Permit Status, Invoice Payment and Inspection Scheduling](#)

[IVR Inspection Scheduling, phone number and codes](#)

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<sup>1</sup> Refer to [Public Rule, Retention/Detention Facilities: "In Operation" Requirements](#)