



Storage Racks & High-Piled Combustible Permit

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

Select: King County | Building | Nonresidential | Tenant Improvement



Overview:

A building permit is required to construct and install storage racks. These racks must meet International Building Code (IBC) design requirements, including applicable standards such as RMI, ANSI/MH. They must be anchored to resist overturning. A licensed design professional must prepare the anchorage details and provide a statement of when special inspection is required per IBC 2021 Chapter 17.

Provide information about the proposed commodities to be stored. If it is high-piled stock or rack storage, the installation must meet the applicable International Fire Code (IFC) 2021 Chapter 32 requirements.

Some racks may require changes to the structure, such as to fire sprinkler coverage, or adding smoke and heat vents, exit sign placement, and possibly others.

Required Submittal Documents

- Site Plan and/or Key Plan: Show the building on the site, the tenant space in a multi-tenant building (if applicable), and the location of exits and routes to public way.
- Floor Plan: Show the layout of racking (drawn to scale), including the height and length of each system, number of bays of racks, width of aisles, ceiling/roof height, and exits. Give aisle dimensions between each storage array. A means of egress plan should be included with egress paths, means of egress illumination, and exit sign(s) should be shown.
- Commodities Information: Give description of product stored, packaging (encapsulated or open), and building fire sprinkler information. If hazardous materials are being stored, please provide a hazardous materials inventory statement in accordance with IFC 2021 §3203.
- Roof Plan: Show smoke and heat vents, if applicable.
- Racking Elevations: Show the types of each racking system proposed, with shelf height and top of product to be stored, number and configuration of shelves, and any cross bracing required.
- Structural Plan: These must be stamped by an engineer licensed in Washington State with details for the design of the racking and anchorage. Identify the maximum design capacity of the storage shelves.

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Required Submittal Documents

- Structural Calculations.
- Special Inspection Checklist.
- Lighting Plan: This should show general lighting fixture types, locations, and lighting controls. The state energy code requires specific occupant sensor lighting control functions in warehouse storage areas.

Separate Permits: *some may be required*

- Racking permit applications are usually separate from tenant improvement applications. However, if all the required information is provided at the time of a tenant improvement application, it may be included.
- If modifications to fire sprinkler or fire alarm system(s) are required, those are by separate fire construction permit(s) (FIRPs) through King County DLS, Permitting Division.
- If racking layout results in more exit lighting, general lighting changes, or exit signs, separate electrical permit(s) are required through [Washington State Labor & Industries](#).

Minimum Requirements for Construction Drawings:

Plans must clearly show the location, nature, and extent of the work and show that it will meet the adopted codes and ordinances.

Acceptable drawings sizes are industry standard sheet sizes, a minimum of 22" x 34" and drawn to an appropriate scale. Only digital plans in pdf format are accepted for review.

Washington State law requires that any registered professional who prepares or supervises the drawings and construction documents stamp and sign such documents. When special inspection is required by IBC 2021 §1704, the architect or engineer of record must indicate the portions of work that require special inspection on the construction drawings.

Additional Resources:

King County

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

[Fees](#)

For permit application assistance please email: permitquestions@kingcounty.gov or call 206-296-6600.