



Residential Mechanical Permits

The Department of Local Services, Permitting Division (Permitting) Residential Mechanical permit covers the 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, as the mechanical work is included as part of the building permit. Residential mechanical permits cover single family residences, duplexes, and individual townhomes and condominiums.

Apply On-Line at MyBuildingPermit.com

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



Exterior HVAC Units - Setbacks

Per King County Title 21A. Freestanding air conditioners and heat pumps may project into or be located within a setback abutting a residential property but may only be located closer than five feet of an abutting residential property if an agreement documenting consent between owners of record of the abutting properties is recorded prior to permit issuance.

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](#)

Online Mapping [iMap](#) or [Parcel Viewer](#)

[Mechanical Agreement form and recording instructions](#)

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

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

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

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

