



Residential single family, new construction permit

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

There are many variables to consider when constructing a new home. This document is intended to cover the most common permitting and regulatory elements, including property research, site work, and construction permits.

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

Select: King County | Building | Single Family Residential | New Construction | Residence and All Associated Structures

 MyBuildingPermit

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 permitquestions@kingcounty.gov

Key Information Resources

[Residential, New Single-Family Construction Packet](#), contains all of the documents listed below.

Property Research

[Property Research Guide](#) and [Property Research Video](#)

Applicants are responsible for researching and documenting property conditions and legal site issues. It is recommended that applicants complete the Permitting [Property Research Worksheet](#) before contacting the Permitting office. The worksheet is a convenient way to document the information that will be needed for us to answer questions about your project.

[Legal Lot](#)

Before a property owner can build or subdivide, a lot must meet the requirements of a legal lot.

Infrastructure Services

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.

It is important to note that even if your parcel is located within a water or sewer district service

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area, it does not automatically mean that the parcel has immediate access to water or sewer. In many cases, the water and sewer district service areas are not entirely covered by existing infrastructure. You will need to provide a certificate of availability from the applicable service provider in order to demonstrate availability, or lack thereof.

If no services are available, there are separate processes for obtaining on-site sewage (septic) and water well permits. New water well permits may require steps above and beyond the normal permitting process. See the Residential Building Permitting Agencies, Who Does What handout for more information and consult our handouts [Water Service Requirements](#) and [Water Wells, Permit Exempt and the Hirst Decision](#).

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

As part of the building permit process, unaddressed parcels will be formally assigned an address. There is no separate application or fee for this process. In some cases a temporary address may be needed for temporary power service. [Address, Affidavit of Use for an Approximate or Temporary Address](#)

The driveway connection to public road does not require a separate permit. However, the driveway connection must meet [King County Road Design and Construction Standards](#).

When the parcel is connecting to a public road via an easement or other private connection, you will need to submit proof of legal access with the permit application.

Emergency access, fire hydrant(s), and water flow will 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 Fire Access and Water Supply Checklist](#).

Energy Conservation

- New residences are required to be designed and constructed in accordance with the current state and county adopted energy codes. Please visit the County's [Energy Codes website](#) for more information. Additional resources available below.
- [Green Building opportunities and techniques](#)
- [Solar Photovoltaic Systems, Incentives and Permitting Guidance and Roof Mounted Residential Exemption](#)

Site Preparation

The extent of pre-construction, site preparation work, and associated permits will depend on a number of factors. The presence of hazardous and/or sensitive 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. Most rural lots and some urban lots will need a [Critical Areas Designation](#).

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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](#).

Site Work Permits

- [Clearing & Grading Permits](#) may be obtained for stand-alone site work projects. In most cases, clearing and grading work for single-family residential development 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.
- [Shoreline Substantial Development Permits](#) are 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 flood plain.

Construction Permits

- Please see the [Residential Building Permit Application Checklist](#) 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.
 - Other, Non-Building Permits – In most cases, non-building work for accessory structures such as fences, pools, and retaining walls are included in the building permit for the residence.
- 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

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Fire Permits

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

Additional Resources

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

- [Residential, New Single-Family Construction Packet](#)
- [Permit Fees](#)
- [On-line Permit Status, Invoice Payment and Inspection Scheduling](#)
- [IVR Inspection Scheduling, phone number and codes](#)
- [Permit Center hours and location](#)

