

PERMIT EXEMPTIONS (One- and Two-Family Dwellings)

All construction work requires a permit unless exempted by code. Refer to the code sections listed next to each section header below to see if your project is exempt from requiring a permit.

BUILDING: [IRC 2018 Section R105.1, R105.2](#)

- One Story detached accessory structures provided the floor area does not exceed 200 square feet (Needs to comply with land use requirements)
- Fences not over 7 feet high (Needs to comply with land use requirements). Fences located in the public right-of-way do require a Public Works permit to comply with height, material, transparency, and placement.
- Retaining walls not over 4 feet in height measured from the bottom of footing to top of wall, unless supporting a surcharge or located in the public right-of-way. (Needs to comply with land use requirements).
- Water tanks supported directly upon grade if the capacity doesn't exceed 5,000 gallons and ratio of height to diameter or width doesn't exceed 2 to 1.
- Painting, papering, tiling, carpeting, cabinets, counter tops, and similar finish work.
- Prefab swimming pools less than 24 inches deep.
- Swings and other playground equipment.
- Window awnings supported by an exterior wall that do not project more than 54 inches from the exterior wall and do not required additional support.
- Decks not exceeding 200 square feet in area, that are not more than 30 inches above grade at any point, are not attached to a dwelling and do not serve the exit door required by Section R311.4.

ELECTRICAL: [RCW19.28.006\(2\)](#); [RCW19.28.010](#); [WAC 296-46B-901\(7\)](#)

- Listed cord-and-plug connected temporary decorative lighting.
- Reinstallation of attachment plug receptacles but not the outlets therefor.
- Replacement of branch circuit overcurrent devices of the required capacity in the same location.
- Electrical wiring, devices, appliances, apparatus, or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.
- Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

GAS: [IFGC 2018 Sections 106.1, 106.2](#)

- Portable heating appliances.
- Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
- Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

MECHANICAL: IRC 2018 Section R105.1, R105.2

- Portable heating appliances.
- Portable ventilation appliances.
- Portable cooling units.
- Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
- Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
- Portable evaporative coolers.
- Self- contained refrigeration systems containing 10 pounds or less of refrigerant or that are actuated by motors of 1 horsepower or less.
- Portable fuel cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

PLUMBING: UPC 2018 Sections 104.1, 104.2

- The stopping of leaks in drains, water, soil, waste or vent pipe; provided, however, that if any concealed trap, drainpipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.
- The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets(toilets), provided such repairs do not involve or require the replacement or rearrangement of valves, pipes, or fixtures.

PUBLIC WORKS:

See [Design and Construction Standards and Specifications for Development](#), Section 1-7 for permit requirements, as adopted by the [Everett Municipal Code](#).

EXAMPLES OF WHAT DOES NEED A PERMIT

- Hot Tubs
- Decks not adhering to code above
- Residential Detached/Attached structures over 200 square feet
- Generators
- Propane Tanks
- Swimming pools not adhering to code above. Need to comply with ISPSC 2015 Edition chapters 3&5
- Residential windows that are changing in shape and size
- Paint Booths
- Driveways
- Patios
- Earthwork/grading/fill
- Paving/repaving/asphalt overlay
- Parking lot striping (where lines are changing or can no longer be seen after an overlay)
- Utility work on public or private property



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