WHEN ARE PERMITS REQUIRED (Residential)

Effective February 1, 2021

PERMITS

No building or electrical, mechanical, or plumbing system shall be constructed, enlarged, altered, repaired, moved, demolished, or changed unless a permit has been obtained. Building, electrical, mechanical, plumbing, tree and grading permits may be required. **If the work you are doing is not specifically listed here as exempt or you are not sure about permit requirements, please call City Hall at the number above and ask to speak with the permit staff.**

PERMITS REQUIRED (Building or other)

Common examples include, but are not limited to, the following:

1. Carports and Garages.
2. Decks more than 30 inches above grade
3. Dock repairs and additions.
4. Exterior doors, windows and skylights that require a new opening or where the building is located in Airport Noise Zone 1.
5. Electrical circuits and service.
6. Fireplaces, wood-burning stoves, and inserts.
7. Garage conversions.
8. Home-business conversions.
9. Interior remodels.
10. Mother-in-law apartments.
11. Furnaces, water heaters, generators, heat pumps and AC units.
12. New hose bibs or drinking fountains.
13. Irrigation systems (Backflow only in Burien).
14. Gas piping.
15. Rockeries and retaining walls over 4 inches in height, and those of any height supporting a surcharge or located in a sensitive area.
16. Spas or saunas over 2 feet deep, in-ground or above ground swimming pools more than 5,000 gallons.
17. Tree and vegetation removal, soil removal or additions.
18. Re-roof involving structural elements, including but not limited to sheathing, skylights, change of roof pitch, addition, or relocation of mechanical units, and change of roof material where the total weight exceeds 10 psf. (pounds per square foot)
19. Except where specifically exempted from permit in the Burien Municipal Code (BMC) Title 15, a permit is required for all construction, repair, addition, alteration, or demolition.

PERMITS NOT REQUIRED (Building or other)

unless critical area review is required.
Common examples:

1. One-story detached accessory structures used as tool and storage sheds, playhouses, and similar uses not exceeding 200 square feet.
2. Fences not over 6 feet high.
3. Retaining walls or rockeries not over 4 feet in height measured from the bottom of the footing to the top of the wall not supporting a surcharge.
4. Decks not more than 30 inches above grade attached to buildings.
5. In-kind re-roofing provided roof sheathing is not removed, replaced, or added.
6. Replacement of decking on docks and decks without replacement of any other structural members. Handrails replacement requires a permit.
7. Painting, papering, tiling, carpeting, cabinets, countertops, and similar finish work.
8. Swings, slides, and other playground equipment.
9. Window awnings supported by an exterior wall which do not project more than 54inches and do not require additional support.
10. Bathroom and kitchen fixture replacements without plumbing line modifications such as sinks andtoilets.
11. Appliance replacement in the same location without modification to gas, plumbing lines, or electrical circuits such as dishwashers, ranges, ovens, gas logs, washers, and dryers.
12. Residential re-roof overlay if limited to 2 total layers of roofing material.
13. Electrical permit not required to replace existing switches or receptacles within an existing box.
14. Replacement of most types of nonstructural siding.
15. Temporary decorative lighting: when used for a period not to exceed ninety days and removed at the conclusion of the 90-day period.
16. Pre-fabricated swimming pools not more than 24 inches deep or more than 5,000 gallons.
17. Portable heating or cooling units.
18. Portable cooking or clothes drying appliances.

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