



# DEVELOPMENT SERVICES

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## When Permits are Required

Building Services

No building or electrical, mechanical, or plumbing system shall be constructed, enlarged, altered, repaired, moved, demolished, or changed unless a required permit has first been obtained.

### COMMON SMALL PROJECTS THAT DO REQUIRE A PERMIT:

These are just some examples, and are not all inclusive, as to what work requires a permit.

See the [Kirkland Municipal Code Section 21.06.205](#) for more information.

- Carport construction
- Deck construction (greater than 30" above grade)
- Dock repairs and modifications
- Exterior door, window and skylight installations that require a new opening
- Electrical circuit and service extensions or alterations
- Fireplaces, wood-burning stoves and gas inserts
- Garage conversions to living space
- Home-business conversions
- Interior remodels
- Creating or registering a mother-in-law apartment or accessory dwelling unit (ADU)
- Furnace installation
- Water heater installation
- Gas piping installations or modifications
- Sheetrock (drywall) removal or installation
- Addition, removal or relocation of walls, whether load-bearing or not
- New hose bibs or drinking fountains
- Irrigation system installation
- Rockeries and retaining walls (over 4' in height)
- In-ground or above-ground swimming pools and swim spas 2' deep or deeper
- Above-ground prefabricated pools over 5,000 gallons
- Spas and saunas
- Tree and vegetation removal
- Soil removal or fill (over 50 cubic yards or if course of drainage changes)
- Re-roof involving structural elements (such as sheathing, skylights, mechanical equipment, etc.)

### COMMON SMALL PROJECTS THAT DO NOT REQUIRE A PERMIT:

Exemptions from permit requirements shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of the technical codes or any other laws or ordinances of the City of Kirkland. For new or replacement structures, contact the Planning Department to determine what zoning regulations apply. *Permit exemptions shall not apply to areas of flood hazard, wetland, steep slope, shoreline or other land use critical areas.*

See the [Kirkland Municipal Code Section 21.06.215](#) for more information.

- One-story detached accessory structures (accessory to one- or two-family dwellings) used as tool or storage sheds that are 200 square feet or less in area and 12 feet or less in height (vehicle storage is not exempt)
- One-story play structures, playhouses and similar structures (accessory to one- or two-family dwellings) that are 200 square feet or less in area and 12 feet or less in height
- One-story tree-supported play structures (accessory to one- or two-family dwellings) that are 200 square feet or less in area
- Sidewalks, decks and driveways 30 inches or less above grade, which are not located over a basement or story below, and which are not part of an accessible route
- Fences that are 6 feet or less in height
- Like-in-kind re-roofing of one- and two-family dwellings, provided the roof sheathing is not removed or replaced
- Painting, papering, tiling, carpeting, cabinets, countertops and similar finish work, provided the existing accessibility features are not altered
- Replacement of non-structural siding on one- or two-family dwellings (except for veneer, stucco or EIFS)
- Like in-kind appliance and fixture replacement (such as dishwashers, ovens, toilets, sinks) in the same location, provided no modifications are made to gas lines, plumbing lines or electrical circuits
- Temporary decorative lighting (to be removed within 90 days of putting it up)