



Projects for which no Permits are Required

A Building Permit is not required for:

- One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet, are ten (10) feet from the side and rear yard setbacks, and meets the accessory structure regulations of the Clyde Hill Municipal Code.
- Fences not over 6 feet high. This exemption shall not apply to structures designed or used for sound attenuation purposes.
- Retaining walls that are not over 4 feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.
- Sidewalks and driveways not more than 30 inches above adjacent grade, and not over any basement or story below and are not part of an accessible route.
- Temporary motion picture, television and theater stage sets and scenery limited to thirty (30) days.
- Swings and other playground equipment accessory to single family dwellings, not affecting the structural coverage allowance of the lot and meets the accessory structure regulations of the Clyde Hill Municipal Code.
- Painting, papering, tiling, cabinets, counter tops, carpeting and other similar finish work for which inspection to verify code compliance is not required unless these items are part of a larger project that requires a building permit.
- Pre-fabricated swimming pools located above grade that contain water not over 24 inches in depth.
- Non-fixed and moveable cases, racks, counters and partitions not over five feet, nine inches (5'9") in height, unless these items are part of a larger project that requires a building permit.

A Mechanical Permit is not required for:

- Portable heating, cooking, or clothes drying appliances.
- Portable ventilation equipment.
- Portable cooling unit.
- Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
- Replacement of any part which does not alter its approval or make it unsafe.
- Portable evaporative cooler.
- Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.
- Portable fuel cell appliances that are not connected to a fixed piping system and are not interconnected.

A Plumbing Permit is not required for:

- The stopping and/or repairing of leaks in drains, water, soil, waste or vent pipe provided, however, that should any concealed trap, drain pipe, water, soil, waste or vent pipe become defective and it becomes necessary to remove and replace the same with new material, the same shall be considered as new work and a permit shall be procured and inspection made as provided in this code.
- The clearing of stoppages.
- Reinstallation or replacement of pre-fabricated fixtures that do not involve or require the replacement or rearrangement of valves or pipes.

Emergency Repairs:

Where equipment replacements and equipment repairs must be performed in an emergency situation, the permit application shall be submitted within the next working business day to the building official.

Repairs:

Application or notice to the building official is not required for ordinary repairs to structures, replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles. Such repairs shall not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include addition to, alternation of, replacement or relocation of any, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety.