



Additions: A permit with plan review is required for adding new square footage to existing structures—including adding a second story, changing the slope of a roof, and adding dormers.

Appliances: A permit is required to move an appliance if it will require installing or modifying gas lines, water lines, drains, vents, or electrical circuits. We do **not** require a permit for replacing an appliance with a similar appliance in the same location. Examples are dishwashers, range tops, ovens, gas logs, washers, and dryers.

Bathroom and Kitchen Fixtures: A permit is required to install a new fixture or move an existing fixture that requires installing or modifying existing water lines, drains, or vents. We do **not** require a permit for replacing a fixture with a similar fixture in the same location, such as wash basins, toilets, bidets, and laundry tubs. Showers and bathtubs require permits.

Carport Structures: A permit with plan review is required for a new carport and for converting an existing carport or garage into a living area.

Decks: A permit is **not** required for installing or repairing a deck that is less than 30 inches above the ground. A permit with plan review is required for installing, repairing, replacing, and adding to decks where the highest walking surface is more than 30 inches above the ground. A permit is required for repairs to existing deck or porch handrails and stairs.

Dock Repairs and Additions: A permit with plan review is required for the repairing, replacing, enlarging, or adding to an existing dock or installing a new dock. These are more complicated permits that require review that can take several months and/or include outside agency approval.

Doors, Skylights, and Windows: A permit with plan review is required for installing or moving an exterior door, skylight, or window, including making an existing window wider. No permit is required for replacements of the same size in the same location.

Driveways: A clearing & grading permit with plan review may be required for the installation of a new driveway or the removal and replacement of an existing driveway, subject to the amount of excavation or earth disturbance. A new driveway or change in the location of an existing driveway also requires a right of way permit.

Electrical Circuits and Service: A permit is required for adding or moving electrical circuits and for changes to the service panel.

Electrical Vehicle Charging Stations: A permit is required to install a charging station.

Emergency Work: An emergency is defined as affecting a basic human need such as shelter, heat, and sanitation. We do **not** require a permit before getting an emergency repaired. However, you must obtain a permit for that work on the first City of Bellevue work day after the work started. Common examples are replacing broken hot water heaters and furnaces.

Fences: A permit is **not** required for a fence unless it is over 8 feet tall. However, fences over 4½ feet often cannot be located in front-yard setbacks.

Fire Suppression Systems: A permit with plan review is required for installing or modifying a fire suppression system. A water service application is required if a larger water meter is needed.

Fireplaces, Wood burning Stoves & Inserts: A permit is required for installing a zero-clearance fireplace, fireplace insert, pellet stove, and similar devices.

Furnaces: A permit is required for installing, moving, or replacing a furnace and/or heat pump and for extending or replacing ductwork.

Garages: A permit with plan review is required for a new attached or detached garage and for converting a garage into living space.

Garden Fountains, Decorative Pools: A permit is **not** required for installing or moving

garden fountains or decorative pools (less than 24" deep) on lots not subject to the Critical Areas Overlay District. A permit is required for installing or moving a garden hose bib or drinking fountain. *See Handout G-1, Clearing & Grading Permit Requirements.*

Gas Piping: A permit is required for installing a new gas line or modifying an existing line. Examples are fireplace logs, barbecues, cook tops, and gas hot water tanks.

Home Businesses: A permit is required for certain types of businesses conducted from your home. This permit requires review and may take several months. Other types of business-related work in your home do **not** require a permit but require Tax Office registration. *See Handout L-34, Home Occupation Permit.*

Home Security Systems: A permit is required for installing a home intrusion alarm. A permit is **not** required for a wireless security system with a plug-in transformer.

Hydronic Systems: A permit is required for system installation.

Interior-Only Remodels: A permit is required for a remodel that changes the interior of the house without disturbing structural elements, such as creating new walls or converting basements to living areas. A water service application is required if a larger water meter is needed.

Kitchen Cabinets: A building permit is not required for replacing kitchen cabinets or countertops. A plumbing and/or electrical permit may be required if there will be plumbing and/or electrical work.

Landscaping Work: A permit is **not** required for landscaping *unless* the total of amount of excavation or fill dirt exceeds 50 cubic yards, *or* the total amount of earth disturbance exceeds 1,000 square feet, *or* your property contains critical areas (steep slopes, wetlands, streams, etc). If the thresholds are exceeded, a permit is required and may trigger SEPA requirements. *See Handout G-1, Clearing & Grading Permit Requirements.*

Lawn Irrigation Systems: A permit is required for the backflow prevention device on a lawn or garden irrigation system. The installer must be on the state list of approved installers.

Low Voltage Systems: A permit is **not** required for low voltage telephone or data lines. In addition, we do **not** require a permit for a low

voltage system with a plug-in transformer.

Mother-in-law Apartments (Accessory Dwelling Units or ADUs): Approval is required for an interior accessory dwelling unit. This review takes several weeks. If you are making modifications to your home to create an accessory unit, we also require a building permit and plan review. A water service application is required if a separate water meter is needed.

Patios: A permit is **not** required for on-grade patio installation or repair unless the earthwork is above certain thresholds--provided the lot is not subject to the Critical Areas Overlay District. *See Handout G-1, Clearing & Grading Permit Requirements.*

Pavers: A permit is **not** required for installing driveway or garden pavers unless the earthwork is above certain thresholds—provided the lot is not subject to the Critical Areas Overlay District. *See Handout G-1, Clearing & Grading Permit Requirements.*

Retaining Walls: A permit is required for retaining walls over 4 feet high measured from the bottom of the footing to the top of the wall, or any retaining wall supporting a surcharge load. Sites subject to the Critical Areas Overlay District may require a permit regardless of retaining wall height. Any retaining wall over 30" high must not be located within any required setback.

Rockeries: A permit with plan review may be required. *See Handout G-1, Clearing & Grading Permit Requirements.* A storm connection permit may be needed to connect rockery drains to a storm drainage system. Sites subject to the Critical Areas Overlay District may require a permit with plan review. Any rockery over 30" high must not be located within any required setback.

Roofing: A permit is required for roofing projects that include modifying or replacing the sheathing.

Satellite Dishes: A permit is **not** required for installing a satellite dish 18" or less in diameter. Larger dishes require a permit with plan review.

Side Sewer Repair | Replacement | Revision | Additional Connection: A side sewer permit is required for minor repair of, replacement of, revision of, or addition of another connection to an existing side sewer. For long runs or large

excavations, a clearing & grading permit may be required.

Siding: A permit is **not** required for the replacement of siding, except for stucco and brick or stone veneer greater than 4 feet above the grade plane.

Solar Photovoltaic System: A permit with plan review may be required for installing or modifying a photovoltaic system. The Fire Department requests a 2' setback from roof edges and peak. See handout B-10 for more information.

Spas and Saunas: Most spas require an electrical and/or mechanical permit (and sometimes plan review); a side sewer permit is required if the spa is connected to the sewer. A permit is required for installing a sauna.

Storage Sheds, Play Houses, and Gazeboes: A permit with plan review is not required for a detached storage shed, play house, or a private gazebo with a floor area of 200 square feet or less. These structures must still comply with applicable Land Use Code requirements, such as setbacks, lot coverage, building height, impervious surfaces, and the Critical Areas Overlay District.

Swimming Pools and Swim Spas: A permit with plan review is required for installing a swimming pool over 24" deep. A side sewer permit is required to connect a pool to the sewer. A clearing & grading permit may be required for installation of a below-ground pool.

Tree and Vegetation Removal: A permit (and often plan review) is required for removing certain trees and vegetation, subject to certain thresholds. See Handouts L-8, Tree Removal; G-1, *Clearing & Grading Permit Requirements*; and L-27a, Bridle Trails Tree Retention.

Water Heaters: A permit is required for replacing or moving an existing hot water heater.

This document is intended to provide guidance in applying certain regulations and is for informational use only. It cannot be used as a substitute for the Construction Codes or for other city codes.
Assistance for the hearing impaired: dial 711.

For additional information

- € Visit the Permit Center at Bellevue City Hall.
- € www.bellevuewa.gov/development-services.htm
- € www.mybuildingpermit.com