

Residential Repairs and Remodels

If you are planning on doing any repairs to your house or considering a remodel, here is some information you will need to know.

“Any owner or owner’s authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure or to erect, install, enlarge, alter, repair, remove, convert or replace electrical, gas, mechanical or plumbing system...” will require a building permit ([IRC 105.1](#))¹. See Exemptions below.

Single family residential building permits for plumbing, mechanical and re-roofing are available and can be issued online at Mukilteowa.gov². They are not subject to the submittal requirements below.

Electrical Permits are not issued by the City of Mukilteo and can be applied for with [Washington State Department of Labor and Industries](#)³.

1. Submittal requirements
 - a. [A completed building permit and pollution prevention application](#).⁴
 - b. Two (2) copies of the floor plan of the existing building. Show the area of proposed change (1/4" = 1' scale minimum). Indicate any area separation walls or rated walls within the existing building.
 - c. Plans must be compliant with the currently adopted International Residential Code.
2. Exemptions
 - a. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
 - b. The [IRC R105.2](#)¹ provides a full list of exempt items. Please note the following changes to the IRC exemption list per the Mukilteo Municipal Code Chapter 15.04.090. *In Exemption 1, “200” is changed to “120.” Exemptions 2, 4, and 10 are deleted in their entirety.*
3. Emergencies
In the event of an emergency, repairs and installations may be performed provided that a permit application is submitted by the next working day.
4. Extensions and Expiration
 - a. A permit is considered valid as long as work is started within 180 days of issuance. Anytime work is suspended or abandoned for a period of 180 days after the time the work has commenced, the permit will expire and a new application and fees will be required.
 - b. An extension may be requested as long as the request is submitted in writing within the 180 day period. The building official can grant this extension on a case by case basis.

References and Websites:

- ¹ International Residential Code: https://codes.iccsafe.org/content/IRC2015/part-i-administrative?site_type=public
 - ² Mukilteo Online Permit Center: <https://ci-mukilteo-wa.smartgovcommunity.com/Public/Home>
 - ³ Labor and Industries: Phone: 360-902-5800 <https://www.lni.wa.gov/TradesLicensing/Electrical/FeePermInsp/default.asp>
 - ⁴ Mukilteo Online Permitting Documents: <https://ci-mukilteo-wa.smartgovcommunity.com/Public/DocumentsView>
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For questions or additional information:

Call: (425) 263-8000

Visit us at City Hall: 11930 Cyrus Way, 98275

Hours: Monday – Thursday 7:30am-5pm and Fridays to 4:30pm

Online: <https://mukilteowa.gov/departments/planning-development/>

Email: Permittech@mukilteowa.gov