

## Plumbing Permit Application Process for Re-Pipe Projects

Last Updated: 12/30/2024

### Applicability

A re-pipe project is defined as any project where the primary scope of work includes removing and replacing either all or portions of a building water supply or drainage system with new piping of the same or different material. The re-pipe scope of work may or may not include removing or replacing existing plumbing fixtures. The incidental replacement of specific fixtures to address found deficiencies may be included as part of a re-pipe project permit application.

The application process for re-pipe projects varies depending on whether or not the project requires plan review. All re-pipes totaling 3 or more stories of work (per building) shall be subject to plan review with the following exceptions:

Single-Family Residences, Duplexes, Triplexes, Townhouses, Live/Work Units

**Note: 3 story or taller buildings that require plan review for a re-pipe will still require plan review if separate permits are pulled for separate floors or parts of the project.**

Plan review may be also required for large or complex projects less than 3 stories in height at the discretion of PHSKC. Reference our [Occupancy and Use](#) guidance document under the heading 'Large or Complex Systems' for additional information.

### Application process for non-plan reviewed projects

1. Plumbing Contractor (or Homeowner if performing work themselves) pulls an over-the-counter permit through the online services portal.
2. Fixtures listed on the permit should include only 're-pipe' representative fixtures (hot water, cold water, and/or drainage), plus any other incidental fixture that is being replaced and requires the modification of in-wall plumbing. Use the blank lines of the permit application to enter 're-pipe' fixtures as shown in the clip below.

Note: in the following example, the re-pipe scope of work would include replacing all domestic hot water and cold water piping and replacing (1) tub/shower valve (which requires in-wall plumbing connections). All other fixtures within the building or unit should not be listed even if they are being temporarily removed and replaced as part of the re-pipe project:

<b>Permit Fees</b>			
1 Fixture .....	\$140	2-3 Fixtures .....	\$210
7-10 Fixtures .....	\$333	Over 10 Fixtures .....	\$333 plus \$8 per each outlet thereafter
Fixture Description	Fixture Count	Fee	
WATER CLOSET (Toilet)			
BATHTUB/SHOWER	1		
WASH BASIN/HAND SINK			
SINK			
DISHWASHER			
HOT WATER TANK			
AUTO WASHER BOX			
FLOOR DRAIN/FLOOR SINK			
URINAL			
ROOF DRAIN/RAIN LEADER			
DRINKING FOUNTAIN			
SUMP/EJECTOR			
BUILDING DRAIN EXT./MOVE-ON (Manufactured Structures)			
INTERCEPTOR (GREASE, SAND AND/OR OIL)			
RE-PIPE - COLD WATER	1		
RE-PIPE - HOT WATER	1		
<b>TOTAL FIXTURES AND PERMIT FEE</b>			

### Application process for plan reviewed projects

1. The Permit Applicant submits drawings for plan review through the online services portal. To ensure an efficient review, drawings should be prepared in accordance with our [Plan Review Design Guidance](#) document.
2. Fixtures listed on the permit should include only 're-pipe' representative fixtures (hot water, cold water, and/or drainage), plus any other incidental fixture that is being replaced and requires the modification of in-wall plumbing. Use the blank lines of the permit application to enter 're-pipe' fixtures as shown in the clip below.

Note: in the following example, the scope of work for the project includes a complete re-pipe (domestic hot and cold water and all waste and vent piping) for a 12 unit apartment building. 'Re-pipe' representative fixtures include hot, cold, and drainage. The only individual fixtures listed are those being replaced that require in-wall plumbing modifications. In this case the Contractor is replacing (8) tub/shower valves and converting (4) lavatory faucets from deck-mount to wall-mount while doing the re-pipe work. All other fixtures within the building should not be listed even if they are being temporarily removed and replaced to facilitate the re-pipe:

<b>Permit Fees</b>			
1 Fixture .....	\$140	2-3 Fixtures .....	\$210
7-10 Fixtures .....	\$333	Over 10 Fixtures .....	\$333 plus \$8 per each outlet thereafter
Fixture Description	Fixture Count	Fee	
WATER CLOSET (Toilet)			
BATHTUB/SHOWER	8		
WASH BASIN/HAND SINK	4		
SINK			
DISHWASHER			
HOT WATER TANK			
AUTO WASHER BOX			
FLOOR DRAIN/FLOOR SINK			
URINAL			
ROOF DRAIN/RAIN LEADER			
DRINKING FOUNTAIN			
SUMP/EJECTOR			
BUILDING DRAIN EXT./MOVE-ON (Manufactured Structures)			
INTERCEPTOR/GREASE, SAND AND/OR OIL			
RE-PIPE - COLD WATER	1		
RE-PIPE - HOT WATER	1		
RE-PIPE - SANITARY WASTE & VENT	1		
<b>TOTAL FIXTURES AND PERMIT FEE</b>			

3. When the assigned plan reviewer sends first round review comments back to the Applicant, they will include a copy of the R-20 re-pipe supplemental invoice calculation worksheet. This form should be filled out to the best of the Applicant's ability after conferring with the Contractor (if available) and returned to the assigned plan reviewer. This form will need to be completed by both the Applicant or Contractor and a PHSKC representative prior to a permit being issued.
4. A senior staff member will review the number of anticipated inspections proposed by the Applicant on the R-20 form. The Applicant will be contacted if there are questions or disagreements with the projected number of inspections. Once the number of anticipated inspections is agreed upon by both parties, a supplemental re-pipe fee will be calculated. This supplemental fee is based on the number of anticipated inspections multiplied by the Program Hourly Operating Rate.
5. After the plan review invoice is paid (typically by the Applicant), an automated notice will go out to the Contractor for payment of the initial permit invoice. This invoice only covers the initial permit fee, not the supplemental re-pipe permit fee.
6. After the initial permit fee is paid by the Contractor, the supplemental re-pipe permit fee invoice will be generated and a copy of the preliminary R-20 form sent to the Contractor by a permit technician. Once the supplemental re-pipe invoice is paid, the permit technician or other PHSKC representative will complete the R-20 form noting the date the invoice was paid. The completed and signed form will then be attached to the permit record in our database, and a copy will be sent to the Contractor for their records.

7. Inspections will only be conducted after the inspector verifies the completed R-20 form has been attached to the permit record.

Additional notes:

- If the total number of inspections performed is fewer than the number of inspections agreed upon when the R-20 form was first completed, no refund will be provided.
- Projects requiring additional inspections exceeding the number of inspections agreed upon when the R-20 form was initially completed will be assessed an additional supplemental permit fee invoice equal to the Program Hourly Operating Rate multiplied by the number of additional inspections required. All assessed fees must be paid prior to the project receiving final.

For any questions about re-pipe project permitting, please contact us at:  
[planreviewinfo@kingcounty.gov](mailto:planreviewinfo@kingcounty.gov)