

PUBLIC HEALTH-
SEATTLE/KING COUNTY

Plumbing Plan Review Design Guidance

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PLUMBING PLAN REVIEW REQUIRED:

Three stories and greater - any occupancy

and

Occupancies requiring full plumbing plan review
regardless of height or number of floors found in
“Schedule A” under:

[Occupancy & Use](#)

Exception: Single-Family Homes and Townhouses

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“SCHEDULE A” – DESIGN GUIDANCE DOCUMENTS

Plumbing
Greywater
Medical Gas
Occupancy & Use
Child Care Centers
Greywater Systems
Rainwater Catchment
Gas Systems – NG/LPG

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PERMITS CAN BE ISSUED UNDER ONE PERMIT IN PHASES.

For example:

- (1) underground
- (2) rough-in/final

“Rough-in/Final” portion of plumbing plans must be submitted with approved copy of “Underground Only” PHSKC stamped plans.

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Plumbing plan review fees are assessed on a project by project basis and can take up to eight weeks for first review comments.

Plan intake fee of \$201.00 at time of plan submittal with review cost for each hour of plan review at \$201.00 until plan is approved.

Total permit fee will be requested after plumbing plan approval and prior to issuance of stamped approved plans.

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EXPEDITED REVIEW

Arrangements can be made for off-hours expedited plan review providing a staff member agrees to perform a review outside normal work hours.

Cost is \$301.50 an hour until plans are approved.

To receive approval for off-hours expedited plan review you must request this type of review and agree to review costs.

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The City of Seattle and Unincorporated King County do not use Chapter 12 of the Uniform Plumbing Code to regulate natural gas pipe systems.

The City of Seattle and Unincorporated King County use the 2015 International Fuel Gas Code for commercial projects and the 2015 International Residential Code Chapter 24, which is a full excerpt of the 2015 International Fuel Gas Code for residential projects.

There are amendments in the 2015 International Fuel Gas Code, whereby, Washington State Amendment, liquefied petroleum gas is regulated by the National Fire Protection Association (NFPA) 58 (LPG storage, handling, transportation) and NFPA 54 (LPG installation).

Installing gas pipe systems within the City of Seattle limits requires a City of Seattle Gas Pipe License (Seattle Municipal Code 6.430).