

Getting an ePermit

ePermits are available!

Planning & Development Services offers a selection of permits called ePermits. These types of permits are an expedited process that allows you to complete an application, pay the required fee, and print a permit all from the comfort of your home or office.

Once the permit is printed and posted on-site, you may proceed with the work. All work will be subject to a final inspection.

ePermits are available 24/7 through your Tacoma Permits (ACA) account. The types of work covered under ePermits are listed below.

Questions about ePermits may be directed to Development Services at (253) 591-5030. To apply for an ePermit:

1. Log in at <https://aca.accela.com/tacoma/>.
2. Select the Permits tab to read/accept the disclaimer.
3. Select the appropriate ePermit application for your project (see the table below for a detailed list).

This is how the list of ePermits will appear when you log in to your Tacoma Permits account (ACA):

- ▼ ePermits-Residential (No refund, See requirements)
 - Detached Accessory Structure Demolition With Plumbing ?
 - Detached Accessory Structure Demolition Without Plumbing ?
 - Irrigation System Backflow Preventer ?
 - Plumbing Fixture Replacement ?
 - Residential Mechanical Unit ?
 - Roof Overlay ?
 - Siding Replacement ?
 - Small Demolition ?
 - Street Tree ?
 - Water Connection Repair ?
 - Window Replacement ?
- ▼ ePermits-Commercial (No refund, See requirements)
 - Commercial Roof Overlay ?
 - Commercial Strip and Reroof ?
 - Commercial Tree Planting ?
 - Irrigation System Backflow Preventer ?
- ▼ ePermits-Fire (No refund, See requirements)
 - Alarm ?
 - Alarm Transmitter ?
 - Sprinkler ?

ePermits - Residential	
Detached Accessory Structure Demolition with Plumbing (EDACC)	Demolition of a detached accessory building/structure (whole building), which includes the capping of sewer and plumbing lines serving the structure. This is for a residential property.
Detached Accessory Structure Demolition without Plumbing (EDANF)	Demolition of a detached accessory building/structure (whole building) for a residential property.
Irrigation System Backflow Preventer (EISBF)	New and replaced backflow preventers installed on or to the water line of commercial or residential private property.
Plumbing Fixture Replacement (ERPLM)	Replacement of up to five plumbing fixtures that are like-for-like. This work includes the replacement of water heaters with the same fuel source. This does not permit the addition or relocation of fixtures or piping. Prohibited work includes: conversion of electric to gas for equipment replacement and increase in BTUs for equipment replacement. <i>Example: replacement of a shower pan with a new shower pan of the same size. This would not allow the replacement of a shower pan with a bathtub.</i>
Mechanical Equipment (ERMEC)	<u>New installation allowed:</u> Ductless heat pumps and A/C units <u>Replacement allowed:</u> Ducted and ductless heat pumps, A/C units, exhaust fans, furnaces (only conversions that <i>do not require</i> new venting or duct work),



Note: This Tip Sheet does not substitute for codes and regulations. The applicant is responsible for compliance with all codes and regulations, whether or not described in this document.

More information: City of Tacoma, Planning and Development Services | www.tacomapermits.org (253) 591-5030

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Mechanical Equipment (ERMEC)	and heat exchangers. Included are existing gas and propane appliance replacements with <i>no increase in BTUs</i> . Prohibited work also includes: conversion of electric to gas for equipment replacement, increase in BTUs for equipment replacement, and drywall or framing alterations.
Roof Overlay (ERROOF)	Roofing installation over no more than one existing layer of roof material on residential homes, with no structural or pitch changes to the existing roof.
Siding Replacement (ERSDR)	Replacement of siding with new wood or vinyl siding on residential homes.
Small Demolition (ERDEM)	Demolition of a single-family home (whole building) limited to clearing/disturbed ground of 7,000 square feet or less and fill amount of 50 cubic yards or less.
Street Tree (ETREE)	The removal, planting, or trimming of a tree within the right-of-way, adjacent to a single-family home. This permit also includes the barricading of the right-of-way.
Water Connection Repair (ERWTR)	Repair of the existing water line serving a residential structure. This is the line between the meter and the house. This does not include interior water line work within the house.
Window Replacement (ERWDR)	Replacement of residential windows within the same frame opening – no increase in window openings or framing adjustments, and no alterations to the structure.
ePermits - Commercial	
Roof Overlay (ECROOF)	Roofing installation over no more than one existing layer of roof material on commercial structures, with no structural or pitch changes to the existing roof
Strip and Reroof (ESTRIP)	Removal of existing roofing material on a commercial building, down to the sheathing, and installation of new roofing material which is similar to the previous material <i>Example: removal of asphalt shingles and replacement with new asphalt shingles</i>
Commercial Tree Planting (ECTRE)	The planting of trees within the right-of-way, adjacent to commercial or industrial properties. This permit also include the barricading of the right-of-way.
Irrigation System Backflow Preventer (EISBF)	New and replaced backflow preventers installed on or to the water line of commercial or residential private property
ePermits - Fire	
Alarm (EFIREA)	Installation or replacement of six devices or less. Work must be associated with a tenant improvement (not for new construction)
Alarm Transmitter (EFIRET)	Replacement of a fire alarm transmitter, and may include the installation of a smoke detector above the transmitter if required
Sprinkler (EFIRES)	Installation or replacement of six sprinkler heads or less. Work must be associated with a tenant improvement (not for new construction)



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