

TYPES OF PERMITS

ePermits – Expedited permit option for work with a limited scope. These permits will be automatically issued after completing required permitting steps and receiving payment. Once issued, the applicant can print the permit and schedule an inspection.

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
Ductless Unit Installation (ERDUN)	Installation of a new residential ductless unit
Irrigation System Backflow Preventer (EISBF)	New and replaced backflow preventers installed on or to the water line of commercial or residential private property
Mechanical Unit Replacement (ERMEC)	Replacement of residential mechanical equipment, specifically for heat pumps, ductless systems, A/C units, and furnace. Furnace replacement must be 'like-for-like' <i>Example: electric replaced with an electric furnace and gas replaced with a gas furnace (no increase in BTUs)</i>
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.
Water Heater Replacement (ERWHR)	Replacement of residential water heater that is like-for-like <i>Example: electric replaced with electric water heater and gas replaced with gas water heater (no increase in BTUs)</i>
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
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Note: This Tip Sheet does not substitute for codes and regulations.

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

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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>
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)
Land Use – Permits for property line changes, zoning interpretations, and discretionary review. Land Use Permits are sometimes required prior to receiving an associated Building or Site Development permit.	
Land Use (LU)	Within the Land Use application is a <i>Permit Type</i> selection where applicants identify which types of land use permits they are applying for. Below are the general choices: <ul style="list-style-type: none"> – Accessory Dwelling Unit – Conditional Use – Critical Areas – Environmental Review – Extension of Permit – Information Requests – Major Modification of Permit – Platting/Short Plats/Boundary Line Adjustments – Shoreline – Site Approval – Site Rezone – Temporary Homeless Camp – Variance
Land Use Appeal or Reconsideration	File an appeal or request reconsideration of an issued Land Use Decision
NOTE: For more information see the Land Use Tip Sheets and Submittal Checklists at TacomaPermits.org .	



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Residential – Any work to single-family, duplex, or townhouse buildings or structures of 1-2 units	
Alteration (BLDRA)	Repairs, remodels, additions and/or changes to existing buildings/structures: – partial or interior demolition, siding, roofing, windows decks, dormers, ramps, stairs, landings, building additions
Demolition (DEMOR)	Demolition of an entire building or structure
Fire Protection (FIRER)	Fire alarm, above ground fire sprinkler
Mechanical (MECHR)	Relocate, remove, or new installation: ventilation units, duct work, dryer hookups, exhaust fans, heating, a/c units
New Building (BLDRN)	New or replaced buildings or structures: – single-family home, duplex, or townhouse 1-2 units – detached shed, garage, gazebo, or other structure Fences over 7 feet high, retaining walls over 4 feet high
Plumbing (PLMBR)	Relocate, remove, or new: piping, toilets, showers, sinks, dishwashers, laundry hookups, water heaters
NOTE: Grading, paving, gravel, cut, and fill on private property is reviewed under the residential building permit, unless over 50 cubic yards of cut/fill is proposed; in which case, a Site Development permit is required.	
Commercial – Any work to commercial buildings or structures, including residential buildings of 3 or more units	
Alteration (BLDCA)	Repair or change to existing buildings/structures: – partial or interior demolition, siding, windows – addition, balcony, ramps, stairs, landings, roof repair, roof overlay (requires pre-inspection)
Demolition (DEMOC)	Demolition of a whole building or structure
Fire Protection (FIREC)	Fire alarm, above ground fire sprinkler, underground fire sprinkler, kitchen hood suppression, clean agent suppression system, standpipe, pump, radio enhancement system, smoke control
Mechanical (MECHC)	Relocate, removal, or new: HVAC units, duct work, dryer hookups, boilers, refrigerators and other equipment
New Building (BLDCN)	New or replaced buildings or structures
Plumbing (PLMBC)	Relocate, removal, or new installation of: water heaters, piping, toilets, showers, sinks, dishwashers, laundry hookups, grease interceptor plumbing (sewer permit also required), backflow preventers



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Signage (SIGN)	Advertising signage painted on buildings Freestanding, or sign structures attached to a building
NOTE: A separate Site Development Permit application is required <u>prior to or on the same day</u> as a Commercial New Building or Alteration application for any associated site work, utilities, clearing, grading, cut or fill, paving, gravel, parking lot, restriping, landscaping, and stormwater facilities on private property.	
Site Development – Projects that may require a civil engineer for off-site right-of-way construction and on-site grading, paving, gravel, cut, and fill, parking, restriping, landscaping, stormwater facilities	
Noise Variance (NVAR)	Variance for construction taking place on nights or weekends outside of allowed hours per Tacoma Municipal Code 8.122
Site Development (SDEV)	On-site grading, gravel, cut, and fill over 50 cubic yards, paving, parking striping, landscaping, stormwater facilities
Work Order (WO)	Civil-engineered stamped drawings for right-of-way, streets, sidewalk, curb, gutter, driveway or alley approach, ADA ramp, landscaping, structures, sewer main extension
NOTE: One civil plan set that includes both on-site and off-site design may be submitted instead of separating the plan sets for on- and off-site designs. However, both Site Development and Work Order applications are still required with a combined civil plan set.	
Right of Way (ROW) – Minor permits for work within City right-of-way that do not require a civil engineer	
ROW Construction (RCON)	<ul style="list-style-type: none"> – Driveway or alley approach – Sidewalk, curb/gutter, or limited paving – Irrigation lines in the right-of-way – Potholing or trenching
ROW Occupancy (ROCC)	<ul style="list-style-type: none"> – Private use or structure within the right-of-way – Ramp, railing, stairs, door swing, building encroachment – Landscape irrigation, non-perpendicular utility connection – Sidewalk Café, Temporary Sidewalk Café
ROW Tree Work (RTRE)	Removal, planting, or pruning of trees within the right-of-way
ROW Use (RUSE)	Banners, barricade, special motor vehicle, overtime parking, dumpsters, and moving containers such as PODS
ROW Utility (RUTI)	Utility installation and maintenance within the right-of-way
NOTE: Some projects will require both a ROW Occupancy permit and a Work Order permit due to structures or other civil engineering work within the scope of the project. A separate application for each permit is required.	
Utility Connection – Repair, replacement, remove, or new connection from the site / building to utility main	
Surfacewater (STORM)	Connection to City stormwater system



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Wastewater (SEWER)	Connection for side sewer, grease interceptor, floor drains, toilets, sinks, dumpster pads, oil/water separators
Water (WATER)	Connection (from the meter to the building) for domestic water service. Permits to connect from the water main to the meter are issued by Tacoma Water, at Tacoma Public Utilities. Please contact them at mytpu.org or (253) 502-8247
NOTE: Separate permits are required for utility work within the right-of-way.	
Special Event – Temporary assembly permits	
Special Event (EVENT)	Events of 50 or more people assembling and/or traveling on public streets, sidewalks, beaches, parks, plazas, etc.
OTHER AGENCIES THAT ISSUE PERMITS & LICENSES	
Tacoma Public Utilities (TPU) Power mytpu.org/tacomapower	All electrical permits, power service connections, and power infrastructure
Tacoma Public Utilities (TPU) Water mytpu.org/tacomawater	Water service in right-of-way, new water/fire meter
City of Tacoma Public Works Real Property Services cityoftacoma.org	Street Vacation, Deed
Tacoma-Pierce County Health Department tpchd.org/records-permits	Restaurants and all food and drink production/service, septic tanks and other underground tanks
Puget Sound Clean Air Agency pscleanair.org/business	Air quality related to marijuana production and processing, asbestos, coffee roasters, and other business types
City of Tacoma Tax and License cityoftacoma.org	Business license, home occupation license, rental license
State of Washington apps.oria.wa.gov/permithandbook	Variety of required regulations and permits issued by the State
Historic Design Review www.cityoftacoma.org/historicpreservation	Design review for sites/buildings with historic designation or significance
Tacoma Fire www.cityoftacoma.org/fire	Operational Permits



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