

Getting an ePermit

ePermits are here!

For the first time ever, Planning & Development Services is offering 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.

▼ ePermits

- Irrigation System Backflow Preventer ?
- Residential Furnace Replacement ?
- Residential Heat Pump Replacement ?
- Residential Roof Overlay ?
- Residential Siding Replacement ?
- Residential Water Connection Repair ?
- Residential Water Heater Replacement ?
- Residential Window Replacement ?
- Small Residential Demolition ?

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
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 Unit Replacement (ERMEC)	New installation allowed: Ductless heat pumps and A/C units



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

To request this information in an alternative format or a reasonable accommodation, please call 253-591-5030 (voice).

TTY or STS users please dial 711 to connect to Washington Relay Services.

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	<p>Replacement allowed: Ducted and ductless heat pumps, A/C units, exhaust fans, furnaces (only conversions that <i>do not require</i> new venting or duct work), and heat exchangers. Included are existing gas and propane appliance replacements with <i>no increase in BTUs</i>.</p> <p>Prohibited work also includes: conversion of electric to gas for equipment replacement, increase in BTUs for equipment replacement, and drywall or framing alterations.</p>
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 existing residential water lines
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
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	



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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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