



Snohomish County
Planning and Development
Services

Visit us at :

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ONLINE INFORMATION
www.snohomishcountywa.gov/1190



This Assistance Bulletin only applies to property within unincorporated Snohomish County and does not apply to property within incorporated city limits.

Residential Plumbing Permits

Assistance Bulletin

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Keyword: Assistance Bulletins

Q: Do I need a permit to do plumbing work on my own home?

A: Yes. Any work performed on the water supply or drainage systems requires a permit. Snohomish County Code allows property owners to perform plumbing work on their own property, provided they apply for and secure a Residential Plumbing Permit (MP), or Residential Building Permit (RBP) if the work involves more than adding or relocating fixtures, and all work is performed in compliance with the Uniform Plumbing Code (UPC).

If you hire a plumber to do the work, be sure they have a contractor license. Contractor licenses are regulated by Chapter 18.106 RCW. Property owners who hire an unlicensed plumber may assume the risks and potential monetary liability for work performed by unlicensed plumbing contractors. For more information, contact the Department of Licensing at 1-800-647-0982.

Q: How do I get a Residential Plumbing Permit?

A: A residential plumbing permit application should be submitted online at MyBuildingPermit.com. For information on using our online permitting system, please see the following web page: <https://www.snohomishcountywa.gov/3920/Online-Permitting>. If you need additional assistance with the online process, please call our office at 425-388-3311.

All fixtures, finished or unfinished, must be listed on the permit. When applying on MyBuildingPermit.com, please use the following path:

Application Type: Plumbing
Project Type: Single Family Residential
Activity Type: New, Addition, Alteration, Repair or Replacement

Q: When will I get my permit?

A: Applying through MBP takes only minutes and a Residential Plumbing Permit (MP) is typically returned within three hours, via email. Residential Building Permit (RBP) review timelines vary.

Q: Do I need to have my system tested?

A: Yes. After the drainage system is roughed in, and before wall covering or other materials are used to cover it, the system must be tested for leaks by filling it with water through the vents to roof height. Any under-slab plumbing must also be tested with not less than a 10ft head of water pressure and inspected prior to cover. The system must be free of leaks and approved by the Inspector before any part of the system is concealed. Water piping must be tested with such pressure as is available and must be approved before being concealed.

This bulletin is intended only as an information guide. The information may not be complete and is subject to change. For complete legal information, refer to Snohomish County Code.

Q: Is there any other code information I should know about?**A:** Following are some of the most common information requested by homeowners:

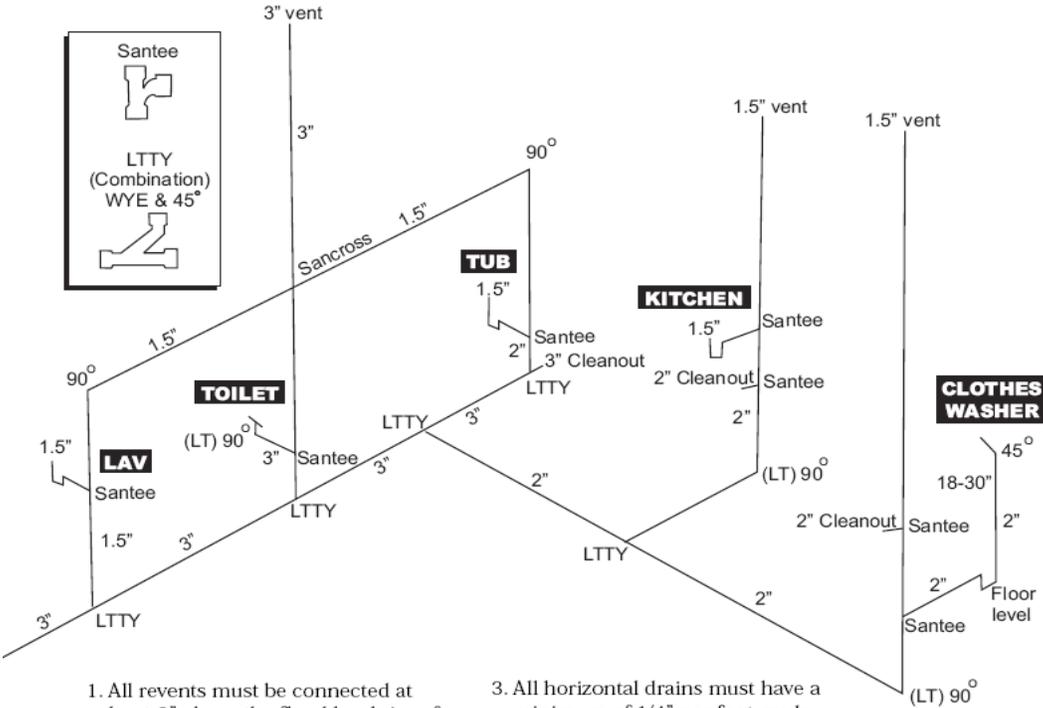
- Piping: Water service piping from the source of supply to the building must be at least $\frac{3}{4}$ inch or larger and in accordance with UPC 610. Plastic water service piping designed PE, PEX, PVC or CPVC is allowed for cold-water distribution systems outside of a building. The piping must be buried a minimum of two feet deep and be capable of withstanding 160 psi or higher, depending on the street pressure. Plastic water service piping must include the installation of a continuous 14ga tracer wire above the pipe and exposed at both ends. Plastic piping used for hot and cold water distribution within a building must be designed CPVC or PEX. All water-piping systems shall be sized according to Section 610 of the Uniform Plumbing Code.
- Drainage: Materials for drainage waste and vent systems must be cast iron, galvanized, copper (DWV) or plastic (ABS or PVC). Maintain a minimum 2% slope/quarter inch per foot fall on the drainage system.
- Solder: All solder used on potable water copper piping must be lead-free and under-slab must be brazed.
- Valves: A pressure-reducing valve is required if the street pressure is 80 psi or more, so that no fixtures exceed 80 psi. An isolation valve is to be installed on the incoming water line in an accessible location. An isolation valve is to be installed on the cold-water supply ($\frac{3}{4}$ inch) at the water heater location on the "rough-in" plumbing.
- Water Heaters: All water heaters shall be equipped with an approved temperature- and pressure-relief valve, discharged independently to an approved receptacle or outside of the building. (UPC 608.5) Drain pans are required where water heaters are installed on wood framed floors.
- Clean outs are required for each horizontal drainpipe (trunk) and shall be provided with an adequately sized clean out at its upper most terminal (UPC 707). Branches exceeding five feet from the trunk require an adequately sized upper most terminal clean out. Each run of piping that is more than 100 feet in total developed length requires a cleanout. Horizontal drain piping is not permitted to exceed 135° of horizontal change without adding a clean out for under-slab or underfloor systems. Clean outs are required at all kitchen/laundry/utility sinks and urinals.
- Kitchen/ Laundry/ Utility Sinks require a two-inch drain and cleanout.
- All fixtures require P-traps. P-traps require legal vents per UPC chapter 9.
- Backflow Prevention: Hose bibs and other hose attachments must be protected from back-siphonage by a vacuum breaker or other approved backflow prevention device. Hose bibs must meet the ASSE 1019.
- Soaking tubs require a tempering device meeting the ASSE 1070, and mixing valves are required to meet the ASSE 1016.

Q: Who should I contact if I have questions?**A:** You may contact us if you have any questions via:Online: [Ask A Permit Tech](#)

Telephone: 425-388-3311

Visit us at: 2nd Floor, Administration East, Robert J. Drewel Building, 3000 Rockefeller Avenue, Everett

You may also review the [Guidelines and Tip Sheets](#) on MyBuildingPermit.com.



1. All revents must be connected at least 6" above the flood level rim of the fixture served.
2. All horizontal drainage fillings must be LTTY's (combination). Vertical drains can be installed with Santees. Vents may be installed with Santees.
3. All horizontal drains must have a minimum of 1/4" per foot grade toward the sewer.
4. Vents must be unobstructed for their entire length. When extended through the roof, they shall be 6-12" in height.