

RESIDENTIAL BUILDING PERMIT APPLICATIONS

Required Submittal Items Matrix

The below matrix lists submittal items that may be required as part of a complete building application. Not every project will require every specified item.

Please start an application in the [Online Permit Center](#) to complete all applications and forms required for submittal and review our [Residential Construction Plan Components Brochure](#).

Permit Type	Required Submittal Item																						
	Application	Additional Permits ¹	Site Plan	Certificate of Water Availability & Fire flow	Manufacturers Specifications	Pierce County septic approval packet	Geotechnical Report	Structural Calculations	2021 WA State Energy Code Form	Tree Retention Plan	Drainage and Erosion Control Plan	Puget Sound Clean Air Agency (PSCAA) Notification	Pierce County Sewer Capping or Septic Decommissioning Permit	Lakewood Water Disconnection	Refuse Disposal Authorization	Demolition Plans	Washington State Manufactured Installers Certifications number	Blocking and Tie Down details	Construction drawings of all porches and decks	Attachment details for the marriage line of the two sections	Floor Plan	Construction Plans	Roof Plans
Adult Family Home	X	X																			X		
Single Family Residence – New / Replacement	X	X	X	X		X	X ²	X	X	X	X								X			X	
Accessory Dwelling Unit	X	X	X	X		X	X ²	X	X	X	X								X			X	
Remodel	X	X	X	X		X		X	X	X	X								X			X	
Manufactured / Mobile Home	X	X	X	X	X	X		X		X	X						X	X	X	X			

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Demolition	X		X								X	X	X	X	X									
Accessory Structure	X	X	X					X	X	X	X								X			X		
Gate	X		X																			X		
Re-Roof	X				X																			
Retaining Wall / Bulkhead	X		X				X	X			X											X		
Swimming Pool (not for public use)	X	X	X		X		X	X			X											X		
Plumbing (including Like for Like permit types)	X				X																			
Mechanical (including Like for Like permit types)	X				X				X															
Window/Door Replacement (Like for Like)	X				X																X			
Solar / Energy Storage Systems	X				X																	X	X	

¹ Such as Site Development Permit, Land Use Permit, Tree Removal Permit, SEPA, Racks, Mechanical, Plumbing, etc.

² A Geotechnical Report may be required if your project includes any of the following: unstable or questionable soil, expansive (swelling) soil on the site, groundwater less than 5 feet below the lowest floor, piles foundation, a foundation built on imported fill or low-strength material, footings located on or next to slopes, critical areas under the LMC Title 14, flood hazard areas, a requirement from the Hearing Examiner, a determination by the Building Official