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GASPAR'S

DESIGN + REMODEL + HANDYMAN

Permitting Your Project - We can help you

The permitting process can be complicated and having an advocate to help you move through the process is helpful. We have an expert team of designers on hand that are familiar with the City codes and regulations that can assist in navigating this for you.

Do you need a permit?

Any project that adds square footage to your home will require a permit. If you are doing a remodel that removes or changes any interior walls, you will also need a permit. If you are demolishing an existing building, you will also need a permit. We are happy to talk to you about your specific project and what your permit requirements will be and how that will affect your project.

How much does a permit cost?

The cost of a full construction permit in the city of Seattle is based on the value of the project so it varies depending on scope and time.

How long will my permit take?

The Seattle City website lists lead times for permits at 2-3 weeks. However, we have found the permit process to take from 12-16 weeks in the past year. This is due to the large volume of construction projects that inspectors have under review. Please keep these lead times in mind as you plan your project. We often get phone calls from people who want to start remodeling “right away” and are disappointed to find out that the process will be longer than anticipated. On a positive note, this extra time gives us a great opportunity to plan the details of your dream space.

What happens if I don't get a permit?

There are several things that may happen if you fail to get a permit. You may be asked to get a permit in the middle of your project. If that happens you will have to cease all work until you can get a permit in place. If you have ripped out your kitchen and have no water and have your job put on hold for 12 weeks, this could be incredibly inconvenient. There are also the potential of fines for failure to have a permit. Additionally, the long-term consequence of not having a permit can be that down the road when you want to make an upgrade or change to your home, you will have to retroactively get a permit for previous work. If the work wasn't done to code, or correctly, it is possible you would have to undo it.

We would love to put our knowledge to work for you to make the process as seamless as possible.