DO YOU NEED A PERMIT FOR COMMERCIAL OR MULTIFAMILY ROOF REPAIRS IN SEATTLE?

ALTERNATIVE ROOFING SYSTEMS INC
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HOT TOPIC
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If you own or manage a commercial building or multifamily property in Seattle, maintaining your roofing system is essential to protecting your investment. But before scheduling repairs or planning a roof replacement, one important question needs to be answered: **Do you need a permit?**

In Seattle, the answer depends on the size and scope of the roofing work. Some minor repairs may not require a permit, while larger repairs and roof replacement projects generally do. Understanding these requirements before work begins can help property owners avoid unnecessary delays, additional costs, and potential code compliance issues.



WHEN IS A ROOFING PERMIT REQUIRED IN SEATTLE?

According to the Seattle Department of Construction and Inspections (SDCI), a re-roofing permit is generally required for commercial and multifamily properties when:

- Roofing repairs affect an area greater than 500 square feet.
- Existing roofing materials are being replaced.
- Roof sheathing or insulation is being replaced.
- A roofing project involves work that triggers current building or energy code requirements.

Seattle requires these permits in part to verify that applicable energy code standards are met. For example, when existing roof sheathing or insulation is exposed, the project may need additional insulation to meet current energy requirements.

This applies to a wide range of properties, including apartment buildings, office buildings, retail centers, warehouses, and other commercial facilities.

WHEN MIGHT YOU NOT NEED A ROOFING PERMIT?

Not every roofing project requires a permit.

According to SDCI, certain smaller roofing repairs may qualify for an exemption. Patching or replacing roofing materials in an area of **less than 500 square feet within a six-month period** is generally exempt under the applicable roofing provisions.

Some roof recover projects, where a new roofing layer is installed over an existing roof, may also qualify for an exemption.

However, the type of roofing system, the extent of the work, and the building's existing conditions can affect permit requirements. It is important to verify the specific project scope with SDCI before beginning work.

Important: Even when a permit is not required, all roofing work must still comply with applicable building codes and safety requirements.

WHAT HAPPENS IF YOU START ROOFING WORK WITHOUT A REQUIRED PERMIT?

Starting a commercial or multifamily roofing project without obtaining the required permit can create complications for property owners and contractors.

Potential consequences include:

- **Stop-work orders** that delay the project.
- Additional **costs** associated with correcting unpermitted work.
- Code compliance issues during future property inspections or transactions.
- Potential **fines** or other enforcement actions.

For property managers and commercial property owners, unexpected delays can also affect tenants, building operations, and maintenance budgets. Taking the time to understand permit requirements before starting a roofing project can help keep everything on schedule.

HOW DO YOU GET A COMMERCIAL ROOFING PERMIT IN SEATTLE?

If your project requires a re-roofing permit, applications are submitted through the **Seattle Services Portal.**

The general process includes:

1. **Submit an application:** Complete the preliminary application and select the re-roofing permit option under Trade and Construction Permits.
2. **Provide contractor and property information:** SDCI requires the appropriate contractor disclosure and property owner information.
3. **Pay applicable fees:** Permit fees are calculated based on the project requirements and applicable city fee schedule.
4. **Keep the permit on-site:** Once issued, the permit should be available at the project location.
5. **Complete the project documentation:** SDCI requires a completed Roof Replacement Affidavit to close out the permit.

Seattle currently indicates that re-roofing permits are generally issued the same day an application is submitted. An on-site inspection is not required for this specific permit type, although other permits or project requirements may involve inspections. Property owners and contractors should always confirm current application requirements directly with SDCI.

PLANNING A COMMERCIAL OR MULTIFAMILY ROOFING PROJECT IN SEATTLE?

Commercial and multifamily roofing projects require careful planning, from understanding building codes and permit requirements to evaluating existing roof conditions and long-term performance. At **Alternative Roofing Systems**, we provide dependable commercial roofing solutions, including repairs, preventative maintenance, and complete roofing system replacements, helping property owners protect their investments with confidence.

Before starting your next project, make sure you understand the applicable permit requirements to avoid unnecessary delays and costs. Contact Alternative Roofing Systems today to discuss your roofing needs and schedule a professional roof evaluation.

For current permit requirements, applications, and fees, visit the Seattle Department of Construction and Inspections – Re-Roof Permit.

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