



Acting as your own contractor



Redmond
WASHINGTON

redmond.gov/BuildingPermits

- It is the purpose of chapter RCW 18.27.140 to afford protection to the public including all persons, firms, and corporations furnishing labor, materials, or equipment to a contractor from unreliable, fraudulent, financially irresponsible, or incompetent contractors.
- I understand that the state law requires construction to be done by a licensed contractor unless I qualify for an exemption per RCW 18.27.090.
- I, as an owner-builder, may be held liable and subject to serious financial risk for any injuries sustained by an unlicensed person or his or her employees while working on my property. My home owner's insurance may not provide coverage for those injuries. I am willfully acting as an owner-builder and am aware of the limits of my insurance coverage.
- I agree that as the party legally and financially responsible for the proposed construction activity. I will abide by all applicable laws and requirements that govern owner-builders as well as employers.
- I agree to not delegate the responsibility for supervising work to a licensed contractor who is not licensed to perform the work being done.
- I agree to comply with all applicable laws, ordinances, building codes and zoning regulations.
- I agree to notify the City of Redmond immediately of any changes to the permit on record. Licensed contractors are regulated by laws designed to protect the public.
- I am responsible for verifying whether the contractor is properly licensed with the State of Washington and has a City of Redmond business license.
- I agree to schedule the applicable inspections for my project so that the required inspections can be performed. I also understand I am responsible for resolving any failure to meet code requirements that may be found through inspections.

I will be performing work on my own property or property I own but do not reside in and am not performing activities of a contractor on my own property for the purpose of selling, demolishing, or leasing the property.

Signature: _____ Date: _____

Building Permit #: _____

RCW 18.27.010 - Definitions

Contractor includes any person, firm, corporation, or other entity who or which, in the pursuit of an independent business undertakes to, or offers to undertake, or submits a bid to construct, alter, repair, add to, subtract from, improve, develop, move, wreck, or demolish any building highway, road, railroad, excavation or other structure project, development, or improvement attached to real estate or to do any part thereof including the installation of carpeting or other floor covering, the erection of scaffolding or other structures or works in connection therewith, the installation or repair of roofing or siding, performing tree removal services, or cabinet or similar installation; or, who, to do similar work upon his or her own property, employs members of more than one trade upon a single job or project or under a single building permit except as otherwise provided in this chapter. Also includes a consultant acting as a general contractor. Includes any person, firm, corporation, or other entity covered by this subsection (1), whether or not registered as required under this chapter or who are otherwise required to be registered or licensed by law, who offer to sell their property without occupying or using the structure, project, development, or improvement was substantially completed or abandoned. A person, firm, corporation or other entity is not a contractor under this subsection (1)(c) if the person, firm corporation, or other entity contracts with a registered general contractor and does not superintend the work.

Residential homeowner means an individual person or persons owning or leasing real property: (a) upon which one single-family residence is to be built and in which the owner or lessee intends to reside upon completion of any construction; or (b) upon which there is a single-family residence to which improvements are to be made and in which the owner or lessee intends to reside upon completion of any construction.

RCW 18.27.114 - Disclosure statement required - prerequisite to lien claim.

(1) Any contractor agreeing to perform any contracting project: (a) for the repair, alteration, or construction of four or fewer residential units or accessory structures on such residential property when the bid or contract price totals one thousand dollars or more; or (b) for the repair, alteration, or construction of a commercial building when the bid or contractor price totals one thousand dollars or more but less than sixty thousand dollars, must provide the customer with the following disclosure statement in substantially the following form using lower case and upper case twelve-point bold type where appropriate, prior to starting work on the project. Notice to customer can be found @ <http://app.leg.wa.gov/RCW/default.aspx?city=18.27.114>

WAC 296-200A-110 & WAC 296-200A-111

Is a city, town, or county required to verify a contractor registration number?

Before issuing a building permit, a city, county or town must verify the registration of the general or specialty contractor applying for the permit.

How does a city, town, or county verify a contractor's registration?

A city, town, or county may verify contractor's registration by checking the department's contractor registration internet web site or by calling the department to confirm that the contractor is registered.

RCW 18.27.090 - Exemptions

- (6) Any construction, alteration, improvement, or repair of personal property performed by the registered or legal owner, or by a mobile/manufactured home retail dealer or manufacturer licensed under CH 46.70 RCW who shall warranty service and repairs.
- (12) Any person working on his or her own property, whether occupied by him or her or not, and any person working on his or her personal residence, whether owned by him or her or not but this exemption shall not apply to any person who performs the activities of a contractor on his or her own property for the purpose of selling, demolishing, or leasing the property.
- (13) An owner who performs maintenance, repair, and alteration work in or upon his or her own properties, or who uses his or her own employees to do such work.
- (14) A licensed architect or civil or professional engineer acting solely in his or her professional capacity, an electrician certified under the law of the state of WA, or a plumber certified under the laws of the state of WA or licensed by a political subdivision... The exemption provided in this subsection is applicable only when the person certified is operating within the scope of his or her certification.