

Can a 2 bed / 1 bath, ~1,000 sq ft Detached ADU be built here?

VERDICT: **CONDITIONAL**

A detached unit is already under construction on this lot (permit 7132938-CN) — see Section 1.

Owner's property · Licton Springs (address withheld)

Report DADU-2026-8F61EF · Prepared September 2026 · Feasibility score 64/100 (Workable with conditions)

Feasibility estimate from public records — not a survey, engineering, legal or tax advice, and not a City of Seattle or King County determination.

KEY FACTS

Address	Owner's Property · Licton Springs (address Withheld), Seattle, WA	★
Parcel (PIN)	withheld	★
Zoning	NR (Neighborhood Residential), overlay NG (Neighborhood Greenway notation)	★
Lot size	9,206 sq ft (0.21 ac), measured 9,205 sq ft from the parcel polygon, interior lot	★
DADU size cap (up to 2 bedrooms)	1,000 sq ft (SMC 23.42.022.G.1)	★
Proposed DADU	2 bed / 1 bath, ~1,000 sq ft	★

SITE DIAGRAM

The measured buildable zone, setbacks and tree crowns are drawn on the site diagram in Section 6 (Buildable Area Analysis).

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LIMITATIONS & DISCLAIMER

Report Disclaimer

In plain English: This is an estimate from public records, not a survey, not engineering, and not legal or tax advice. Before you spend real money, confirm the findings with the right professionals and agencies.

This is a feasibility estimate prepared from publicly available City of Seattle and King County records, as of the report date shown on the cover. It is a planning starting point, not a substitute for professional work.

Three markers appear throughout this report. A ★ marks an official record or a figure we measured directly. A ◇ marks a planning estimate that you should validate before relying on it. A ● marks your own input, such as the unit you asked us to test.

This report is not a land survey, not an engineering analysis, and not architectural design. It is not legal, tax, lending, or investment advice. It is not a determination by the Seattle Department of Construction and Inspections (SDCI) or by King County, and it does not guarantee permit approval or any tax or financial outcome.

We do not verify easements, covenants, or title, and we do not inspect physical site conditions. Dimensions and measurements are approximate. Zoning and building rules and fees change, and public records can contain errors or be out of date.

AI-generated images in this report are illustrations only — they are not photographs and not construction drawings.

Before you spend money on design, fees, or construction, confirm the findings that matter with the right professionals and agencies: SDCI for zoning and permits, a licensed surveyor for boundaries and setbacks, an arborist where trees are flagged, a geotechnical engineer where critical areas are flagged, and the King County Assessor for tax and value questions.

GLOSSARY

DSH diameter at standard height

RCE residential customer equivalent

SWM surface water management

SDC system development charge

ECA environmentally critical area

FAR floor area ratio

GFA gross floor area

NR Neighborhood Residential

AI-ASSISTED ESTIMATES

The items below were not available from an official record, so the report filled them with an AI-assisted estimate (◇). Each carries its basis; none is an official figure.

◇ Design recommendations — AI-assisted estimate — General DADU design guidance, independent of the photos.

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◇ Site constraints (from photos) — AI-assisted estimate — No photos were available to read site constraints from.

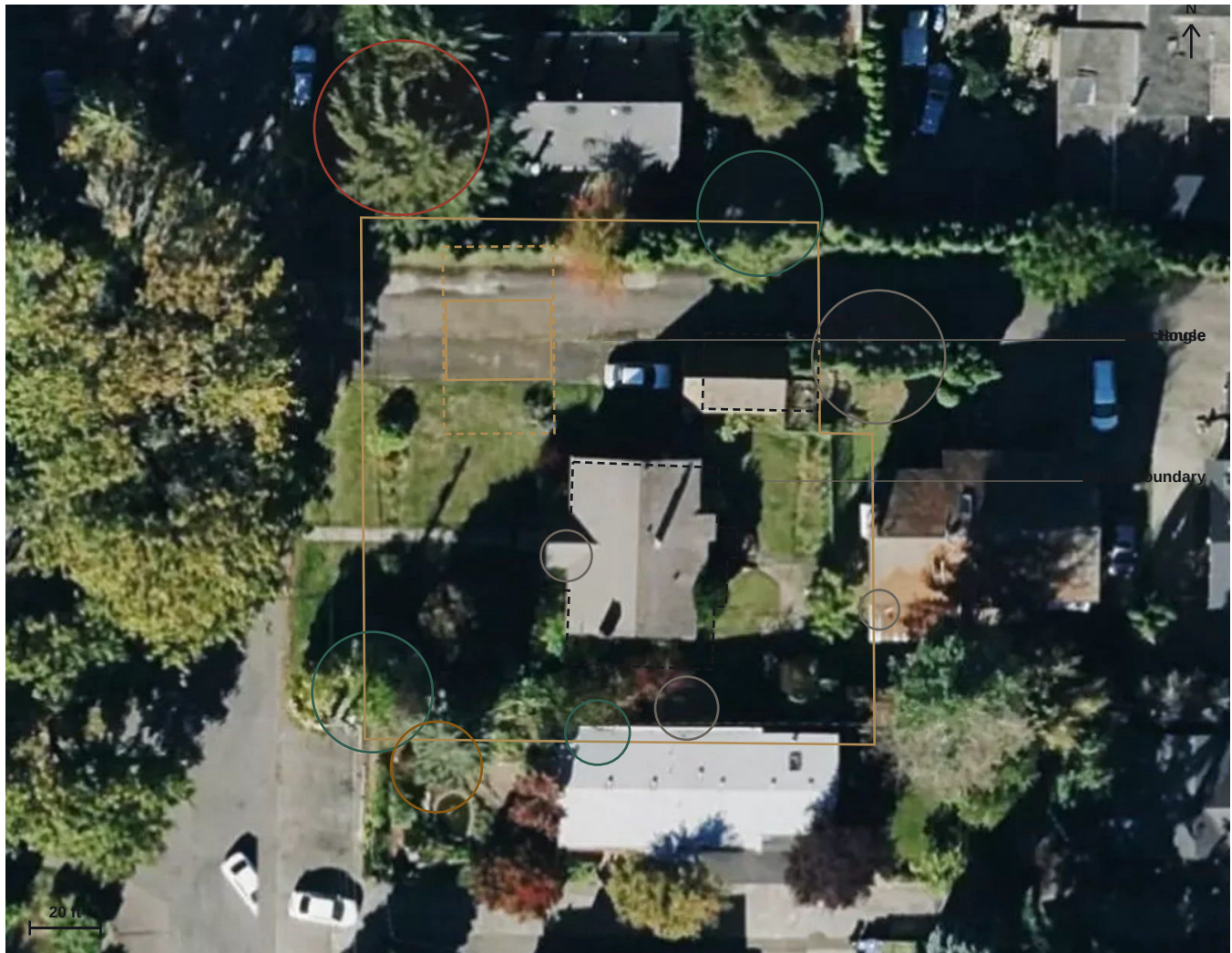
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◇ Timeline commentary — AI-assisted estimate — Deterministic commentary when the timeline could not be summarized.

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AERIAL ANALYSIS

Your property from above



Imagery: © Mapbox, © OpenStreetMap, © Maxar (capture date not published). Parcel (bronze), the buildable rectangle and the recommended pre-approved plan (dashed), existing buildings (hatched), and tree crowns (circles) drawn over the image.

- Parcel boundary ■ Existing building ■ Buildable rectangle ■ Sky House — a City pre-approved plan
- Likely Tier 2 (24 in+ DSH) · neighbor's tree overhanging ■ Below regulated size · neighbor's tree overhanging ■ Below regulated size
- Possible Tier 4 (6–12 in DSH) ■ Likely Tier 3 (12–24 in DSH) · neighbor's tree overhanging
- Possible Tier 4 (6–12 in DSH) · neighbor's tree overhanging

SECTION 1

Executive Summary

Verdict: CONDITIONAL — A detached unit is already under construction on this lot, so the fit — and every slot, coverage, FAR and density conclusion that depends on it — stays conditional until the unit's identity (bedrooms, floor area, ADU vs principal) is confirmed. ★

What we found. A detached unit is already under construction on this lot (permit 7132938-CN, issued 2026-05-12). The measured fit uses 2023 building outlines and a 2025 aerial, both taken before this construction started, so the fit is moderate. if the unit under construction is an ADU, one ADU slot remains; if it is a principal unit under middle housing, both ADU slots remain, and the second unit may be attached or detached (SMC 23.42.022.D (ADUs "may be attached, detached, or stacked") + C (no more than two per lot); RCW 36.70A.681(1)(c) requires two ADUs in any combination, including two detached — the second ADU need not be attached).

What that means for you. The question is no longer whether a 2 bed / 1 bath, ~1,000 sq ft fits — it is what the unit already being built is, and how much of the two-ADU allowance it leaves for the unit you asked about.

Recommended next step. Confirm the pending permit (permit 7132938-CN, issued 2026-05-12) and its site plan before relying on any fit or slot conclusion.

Each condition below is a finding you would otherwise pay to discover later — an architect's feasibility study typically costs \$1,500–\$3,500 (Golden State ADU, Seattle · Feasibility).

Score 64/100 (Workable with conditions) — fit confidence: moderate.

- a unit is already under construction and its identity (bedrooms, GFA, ADU vs principal) is unresolved
- the clear zone is measured around a pending structure whose footprint is assumed until it reaches the Assessor's record

Owner's property · Licton Springs (address withheld) is a 9,206 sq ft interior lot zoned NR. After setbacks and a 5 ft separation from the house, roughly 21 by 35.5 ft of north side yard appears available. No critical-area designation was found on the lot. A DADU permit is already on file for this lot, so the question is what the remaining ADU capacity allows. A neighbor's large tree overhangs the lot; its protection area can still limit placement along that edge.

Key facts (lot, zoning, house, utilities, permits) are summarized on the cover and set out in full in Section 2. Legend: ★ official record or measured figure, ◇ planning estimate, ● your input.

Customer Intake Verification

Each regulatory-meaning claim behind a DADU on this lot, verified against primary sources:

CUSTOMER CLAIM	STATUS	SOURCE	
Detached ADU (DADU) allowed in this zone	CONFIRMED	SMC Ch. 23.44; SMC § 23.42.022.D	★
2 bed / 1 bath, ~1,000 sq ft DADU is within the size cap	AT THE CAP — exactly at the 1,000 sq ft cap for up to 2 bedrooms, with no review tolerance	SMC § 23.42.022.G.1	★

CUSTOMER CLAIM	STATUS	SOURCE	
A DADU physically fits the lot	UNCERTAIN — measured 21 × 35.5 ft clear zone beside the unit under construction (permit 7132938); its footprint is not on file yet, so the ground reserved around it is an assumption	Site-geometry analysis (parcel, 2023 building outlines)	◇
No owner-occupancy requirement to rent it	CONFIRMED	RCW 36.70A.681(1)(b); SMC § 23.42.022 has no occupancy clause	★
No off-street parking required	CONFIRMED	SMC § 23.42.022.I; RCW 36.70A.681	★
The DADU can later be sold separately	CONFIRMED — via condominium conveyance (or unit-lot subdivision)	RCW 36.70A.681(1)(k); SMC § 23.42.022.K	★
Both ADU slots are still open	PARTLY — an ADU permit is already on file (7132938); if the unit under construction is an ADU, one ADU slot remains; if it is a principal unit under middle housing, both ADU slots remain	SDCI permit records; SMC § 23.42.022.C	◇

Top 3 Upsides

#	UPSIDE	WHY IT MATTERS HERE
1	Hazard-free site	No ECA review, FEMA flood zone X, site class C -> a standard foundation expectation
2	Ample lot-coverage headroom	Existing structures cover 16.1% today; even with the 746 sq ft DADU footprint, coverage stays around 20.8% against a 50% cap
3	No owner-occupancy and no parking mandate	Rent both units; no on-site residency or parking stall required

Top Risks / Open Items

#	RISK / OPEN ITEM	STATUS	
1	A unit is already under construction on this lot	A detached unit is already under construction on this lot (permit 7132938-CN, issued 2026-05-12). If the unit under construction is an ADU, one ADU slot remains; if it is a principal unit under middle housing, both ADU slots remain, and the second unit may be attached or detached (SMC 23.42.022.D).	★

#	RISK / OPEN ITEM	STATUS	
2	A heating-oil tank was left in the ground on this lot	Permit 3-52901: a 300-gallon HEATING OIL tank, then about 30 years old, was abandoned in place — decommissioned but left in the ground on 2004-06-21, left unfilled. Recorded at Owner's property · Licton Springs (address withheld). An abandoned-in-place tank is still in the ground: it constrains excavation and is a disclosure item on sale. Source: Residential underground storage tank (UST) decommissioning permits, Seattle Fire Department (Seattle Open Data) (permits issued 1996 through 2026-09-22, snapshot dated 2026-09-23). Locate it before the footprint is fixed — a tank found during excavation becomes a removal, and a leaking one a soil remediation, in the middle of the permit. It is also a disclosure item on any future sale and lenders ask about it.	★
3	Large tree at or over the likely footprint	Commission an arborist to tier the tree and draw the root protection area. A Tier 2 tree is removable only as part of the development permit where coverage/width/construction require it (SMC 25.11.070.A.1), with replacement or a payment in lieu (25.11.090 / 25.11.110); a heritage tree (Tier 1) may not be removed unless hazardous or an emergency.	◇
4	Utility connection charges not yet quoted	Rate structure is known; SPU finalizes side-sewer, drainage SDC and water dollars at application.	◇
5	Exact DADU-to-house separation	Modeled at 5 ft; confirm the binding figure with SDCI before final siting.	◇
6	A DADU permit already exists on this parcel	if the unit under construction is an ADU, one ADU slot remains; if it is a principal unit under middle housing, both ADU slots remain; confirm the remaining capacity against the permitted design.	★

Bottom line: The verdict is **CONDITIONAL**. Coverage under the 50% cap: 16.1% today, 20.8% with the proposed DADU, leaving 2,689 sq ft of headroom. Leading open item: a unit is already under construction on this lot.

Action needed: Confirm the pending permit (permit 7132938-CN, issued 2026-05-12) and its site plan before relying on any fit or slot conclusion.

SECTION 2

Property Overview

ATTRIBUTE	DETAIL	MARKER
Address	Owner's Property · Licton Springs (address Withheld), Seattle, WA	★
Parcel (PIN)	withheld	★

ATTRIBUTE	DETAIL	MARKER
Jurisdiction	City of Seattle (incorporated), King County; Council District 5; comprehensive plan: Outside Centers	★
Zoning	NR (Neighborhood Residential), overlay NG (Neighborhood Greenway notation); Ordinance 127376, effective 2026-01-21; previously NR2	★
Lot size	9,206 sq ft (0.21 ac), measured 9,205 sq ft from the parcel polygon, interior lot	★
Lot shape	About 100.8 ft wide by 97 ft deep; fronts [street withheld]; no alley (measured 9,205 sq ft)	★
Existing house	1934 single-family residence; 2,110 sq ft gross (assessor); 1,168 sq ft roof outline (2023)	★
Existing accessory	1 detached structure(s), 314 sq ft roof outline	★
Existing ADU	Detached ADU on record	★
Utilities	Public sewer (SPU, sanitary area, main in the street); water via SPU (8 in Cast Iron main, 1958); Seattle City Light overhead distribution; a completed underground electrical permit (7152618-EL) is on record, so the new unit's feed is underground	★
Assessed value	Land \$490,000 + improvements \$282,000 = \$772,000	★
Assessor use	Single Family(Res Use/Zone)	★
Easements	Assessor flags no easement on the parcel	★
Grade	About 340 ft elevation; 5.5 ft of grade change across the lot (about 5% average slope)	★

Aerial imagery. The licensed satellite frame for this lot, with the parcel outline, buildable rectangle and tree crowns drawn over it, is shown once in "Your property from above"; setbacks and trees are shown on the site diagram (Section 6).

Recent permit history ★

PERMIT	TYPE	STATUS	DATES	VALUE
7132938-CN	Building / New	Issued	2026-03-12 / 2026-05-12	\$202,684
7120960-CN	Building / Addition/Alteration	Issued	2025-12-12 / 2025-12-12	\$75,000
7132935-CN	Building / New	Withdrawn	—	\$150,000
7135638-EL	Electrical	Completed	2026-03-27 / 2026-09-21	—
7160480-EL	Electrical	Completed	2026-08-31 / 2026-09-03	—
7154279-EL	Electrical	Issued	2026-07-21	—
7152618-EL	Electrical	Completed	2026-07-13 / 2026-07-15	—
7143786-EL	Electrical	Completed	2026-05-18 / 2026-05-22	—

PERMIT	TYPE	STATUS	DATES	VALUE
7117110-EL	Electrical	Completed	2025-11-17 / 2026-03-04	\$1,000
7111302-EL	Electrical	Completed	2025-10-13 / 2025-11-04	\$1,000

Action needed: Confirm the utility purveyor details and any recorded easement at the utility-connection step (see Section 8 and Section 11).

SECTION 3

Regulatory Framework

S3.1 Governing Ordinance

ITEM	VALUE	SOURCE
Base zone	NR (Neighborhood Residential)	Seattle zoning data, point-verified at the parcel ★
Enacting ordinance	Ordinance 127376, effective 2026-01-21 (One Seattle Plan)	Zoning record ★
Prior zoning	NR2; earlier NR2, SF 7200	Zoning history record ★
Overlays	Neighborhood Greenway notation carried by the zoning layer's 'Other District Overlay' field; not a Title 23 overlay district with development standards — the Zoning_Overlays layer shows no overlay polygon at this point, and SDCI/OPCD publish no development-standard effect for a DADU; no Mandatory Housing Affordability; no light-rail station overlay	Zoning record ★
Controlling code	SMC Chapter 23.44 (Neighborhood Residential standards) + SMC 23.42.022 (accessory dwelling units)	Municipal Code, current text ★
State overlay	RCW 36.70A.680 / .681 (ADU preemption) + RCW 36.70A.635 (middle housing)	Revised Code of Washington ★
Transit context	Inside the frequent transit service area; not within a half mile of major transit	OPCD transit walksheds ★

Note: older records (including the King County Assessor) may still show the "NR2" label; the current, binding zone is NR under Ordinance 127376. The standards below are quoted from the current code. ★

S3.2 Key Development Standards

A detached ADU takes the same dimensional standards as a principal dwelling unless the ADU rules say otherwise (SMC 23.42.022.E), so the figures below flow from the zone chapter and the ADU section.

STANDARD	CITY REQUIREMENT (CURRENT CODE)	STATE FLOOR (RCW 36.70A.681)	BINDING FOR THIS DADU	
Max ADUs per lot	2 (SMC § 23.42.022.C)	at least 2 required	2	★
Floor-area cap	1,000 sq ft (up to 2 bedrooms); 1,200 sq ft (3+ bedrooms) (§ 23.42.022.G.1)	City may not set max below 1,000 sq ft	1,000 sq ft for your 2 bedroom program — your 1,000 sq ft is compliant	★
Floor-area exclusions	up to 250 sq ft attached garage; underground stories; up to 35 sq ft bike parking (§ 23.42.022.G.2)	—	Levers to gain usable space	★
FAR	Density-tiered (Table A for § 23.44.050); 2 units (principal + DADU)	—	0.6 FAR on 9,206 sq ft = 5,524 sq ft allowed; 3,110 sq ft used (house + pending + proposed), 2,414 sq ft remaining. 0.6 FAR (less dense than 1 unit / 4,000 sq ft); SMC 23.44.050 Table A (current code). The house is counted at its gross floor area, 2,110 sq ft (SMC 23.86.007.A.1 counts floor area in stories above and below grade).	★
Height	32 ft base (§ 23.44.070); +5 ft pitched roof (§ 23.44.070.B.1)	City may not cap an ADU roof below 24 ft (or below the principal unit's limit) — RCW 36.70A.681(1)(g)	32 ft / 37 ft pitched	★
Height bonus option (42 ft)	42 ft if: 3+ principal dwelling units with a 20 ft front setback; or stacked units meeting § 23.44.050.D or a 0.6 Green Factor score; or the site retains a Tier 1/Tier 2 tree or achieves at least 10% canopy at maturity (§ 23.44.070.A.2)	—	Optional lever; requires a qualifying tree, planting, unit mix, or setback	★
Rear setback (DADU)	5 ft; 0 ft only if the rear abuts a public alley (§ 23.44.090)	0 ft only if abuts a public alley	5 ft	★
Side setback	5 ft average, 3 ft minimum; 3 ft in frequent-transit areas on lots under 5,000 sq ft (§ 23.44.090)	not stricter than principal	5 ft modeled (planning value)	★
Front setback	15 ft (1–2 dwelling units); 10 ft (3+ dwelling units) (§ 23.44.090)	—	10 ft modeled (derived from the not-yet-resolved unit count) — it governs this DADU only if the unit sits in the front yard; the DADU is placed in the north side yard, beside the house, so the front yard is not affected	◇

STANDARD	CITY REQUIREMENT (CURRENT CODE)	STATE FLOOR (RCW 36.70A.681)	BINDING FOR THIS DADU	
Building separation (DADU <-> house)	Underlying-zone standard; modeled at 5 ft	—	~5 ft — confirm with SDCI	◇
Lot coverage	50% (§ 23.44.080); reduced in proportion to any ECA share of the lot	not stricter than principal	50% -> 16.1% used today; with the 746 sq ft DADU 20.8%, leaving 2,689 sq ft of headroom	★
Stories	Detached or stacked; 2 stories within the height envelope	—	1 or 2 stories	★
Parking	None required (§ 23.42.022.I)	parking limits	0 spaces	★
Owner-occupancy	Not required	City may not require	Not required	★

Verbatim — floor-area cap (SMC 23.42.022.G.1): "a. The gross floor area of an accessory dwelling unit with up to two bedrooms may not exceed 1,000 square feet ... b. The gross floor area of an accessory dwelling unit with three or more bedrooms may not exceed 1,200 square feet ..."

S3.3 Alley — verdict: 5 ft rear setback (not 0 ft) ★

A rear setback can drop to 0 ft only when the rear lot line abuts a public alley; the code defines an alley as a public right-of-way (SMC 23.84A.002). The SDOT street network shows no alley segment behind this lot, so the standard 5 ft rear setback applies and all construction access runs past the house along a side yard. ★

S3.4 Owner Occupancy — not required ★

Neither the City code nor state law requires the owner to live on site. SMC 23.42.022 contains no occupancy clause, and RCW 36.70A.681(1)(b) bars a city from requiring it. You may rent both the house and the DADU as long-term rentals with no on-site residency. (Short-term rental has its own primary-residence rule; see S3.8.) ★

S3.5 Design Review — none required for this DADU ★

A house-scale DADU in NR is not subject to discretionary design review. RCW 36.70A.681(1)(h) bars design-review requirements for ADUs stricter than those for principal units. The path is a standard building permit under SMC 23.42.022. ★

S3.6 Tree Protection — applies equally to any new dwelling ★

Building a new dwelling unit triggers the tree-protection rules of SMC Chapter 25.11 and the tree-planting obligation of SMC 23.44.120. Trees are tiered by trunk diameter (Tier 2 = 24 in or more); a regulated tree within or near the footprint constrains siting through its root protection area. The 2021 LiDAR shows 9 crowns over this lot covering about 23% of it, none on the lot likely Tier 2; 1 neighbor's Tier 2 tree overhanging. Because these rules apply to any new dwelling, they are not preempted by state law. The physical tree check is in Sections 4 and 6. ★

S3.7 Pre-Approved DADU Program — not clean for a single-story plan ◇

Seattle's pre-approved DADU program offers site-plan-only review and a permit in weeks rather than months for ground-built detached units that fit the lot's NR standards. This lot meets the first two criteria (NR zone, no critical area). The third — under 750 sq ft of ground disturbance (ADUniverse pre-approved DADU gallery (City of Seattle) — aduniverse-seattlecitygis.hub.arcgis.com/pages/gallery) — does not hold for a ground-built 1,000 sq ft single-story plan, whose ~1,000 sq ft footprint alone exceeds 750 sq ft before the utility trench; only a compact two-story plan (~527 sq ft footprint) stays under it. ◇

S3.8 Short-Term Rental — gated by a primary-residence rule ★

A DADU can be a legal whole-unit short-term rental, but only as one of an operator's two allowed units, and the operator must keep a primary residence in Seattle. A short-term rental operator's license is required (\$75 per unit per year). An owner whose primary residence is elsewhere in Seattle can use this DADU as the one additional unit; without a Seattle primary residence in the licensing picture, the DADU cannot be short-term rented. Long-term rental has no residency limit. ★

S3.9 Higher-Density Alternative (Middle Housing) — optional, to verify ◇

Beyond a single DADU, this NR lot may qualify for a middle-housing build-out under RCW 36.70A.635 and the density rules of SMC 23.44.060. The current code allows up to 7 dwelling units on this lot (ADUs count toward that figure and toward FAR and lot coverage). This is a different, multi-unit typology presented as a path to evaluate, not a designed scheme. ◇

Action needed: Confirm the exact DADU-to-house separation figure (modeled at 5 ft) with SDCI before final siting; it is the most siting-sensitive standard on this lot (see Section 11).

SECTION 4

Site Constraints & Hazards

Overall: a low-hazard site. Every environmentally critical area layer we checked is negative; none triggers a special review or a non-standard foundation. ★

Overlay Coverage Table

FIELD	FINDING	MARKER
Flood zone (FEMA)	Zone X · AREA OF MINIMAL FLOOD HAZARD · FIRM panel 53033C0329G · FEMA National Flood Hazard Layer (NFHL) MapServer, layers 28 + 3	★
Soil / seismic site class	Site Class C · WA DNR Geologic Information Portal, Public_Geology/Ground_Response	★
Liquefaction susceptibility	very low · WA DNR Geologic Information Portal, Public_Geology/Ground_Response	★
Nearest active fault	Southern Whidbey Island fault strands (2.95 km) · Seattle fault zone: Seattle fault strands (10.84 km) · WA DNR Geologic Information Portal, Public_Geology/Earthquakes_and_Faults layer 12 (Quaternary Active Faults)	★

FIELD	FINDING	MARKER
Seismic design	SDC D · Ss 1.45 · S1 0.59 · USGS Seismic Design Web Service, ASCE 7-22, Risk Category II	★
School district	Seattle Public Schools · All City of Seattle parcels lie in Seattle School District No. 1	★
Fire district	Seattle Fire Department · City of Seattle municipal fire service	★
Sewer district	Seattle Public Utilities · SPU Drainage & Wastewater serves all Seattle parcels	★
Water district	Seattle Public Utilities · SPU Water serves all Seattle parcels	★
Wildland-urban interface	No · Seattle is outside the WA DNR Wildland-Urban Interface designation	★
Coastal / shoreline	Not in a shoreline district · Not flagged as Shoreline District by the zoning overlay pull; confirm against the SDCI Shoreline District map	◇
Airport noise / influence	Outside the airport noise contour · Outside the Boeing Field / Sea-Tac contour approximation	◇
Historic district / landmark	None flagged	★
Regulated trees on the lot (tier by trunk size)	Japanese Maple 10 in — Tier 4	★
Slope	5.5 ft of grade change across the lot; about 5% average slope (reads flat)	★
Council district	Seattle City Council District 5	★
Buried heating-oil tank (SFD permits)	1 tank abandoned IN PLACE — still in the ground (permit 3-52901); location on the lot not on record · SFD permit snapshot 2026-09-23	★

S4.1 Seismic / Geotechnical — low risk ★

The parcel is free of all Environmentally Critical Area designations. With Site Class C and very low liquefaction susceptibility, a new DADU carries a standard shallow-foundation expectation (conventional spread footings or a stem wall designed to current Washington seismic provisions, SDC D). No ECA special review and no ECA-driven geotechnical trigger apply; the builder's structural engineer details and prices the foundation. ★

S4.2 Flood — FEMA X ★

The parcel is in FEMA X (area of minimal flood hazard); no floodplain development permit or elevation requirement applies. ★

Site notes ★

- No environmentally critical area polygon intersects this parcel in the City's current ECA layers. That keeps the pre-approved DADU plan path open and avoids a geotechnical report requirement, subject to SDCI's site-specific review.

★

- 9 tree crowns overlap this parcel in the City's 2021 LiDAR survey (4 rooted on the lot, 5 overhanging from neighbors), covering about 23% of the lot. Tiers are estimated from height only; only an arborist's trunk measurement sets the legal tier. ◇
- 1 large neighbor tree (60 ft+) overhangs the lot line. You cannot remove a neighbor's tree, and its root protection area extends onto your lot along that edge, so keep the cottage foundation outside its drip line. ◇
- Pending detached unit (permit 7132938-CN) at [address withheld] — 1,225 sq ft of the lot is reserved around it and excluded from the buildable rectangle. Located from the City address point (MAF) for [address withheld] — draft. Its footprint is not on file yet, so the screen assumes a 25 × 25 ft building and reserves 35 × 35 ft around the point — the assumed footprint plus the 5 ft separation between structures. Confirm the as-built location before you design to this rectangle. ★
- No alley behind this lot: a 5 ft rear setback applies and all construction access runs past the house along a side yard. ★
- Front setback: 10 ft. The lot will hold 3 dwelling units (the house, the unit already under construction, and the proposed DADU), so the 10 ft front setback for 3+ dwelling units (§ 23.44.090) applies instead of the 15 ft standard. The DADU sits in the north side yard, beside the house, so this does not change the north side yard envelope. ★
- A unit is already under construction on this lot (permit 7132938-CN (issued 2026-05-12)) but is not in the 2023 building outlines used to measure the clear zone. Its footprint is subtracted from lot coverage, and the buildable rectangle is uncertain until the unit's as-built location is confirmed from the permit site plan. ★
- A permit authorizes demolition of an accessory structure (detached garage), which removes its 314 sq ft from lot coverage once complete. ★
- The rear yard and both side yards were searched; the largest usable clear area is in the north side yard (1,065 sq ft clear, best rectangle 21 × 35.5 ft). ★
- A DADU permit is already on file for this lot (7132938, Permit Issued, issued 2026-05-12). The outbuilding in the 2023 outlines may be the structure that permit replaces; the envelope above describes the yard as mapped in 2023, not the permitted design. ★

Trees & critical areas on the aerial. The tree crowns (2021 LiDAR radius) and any critical-area polygon are drawn over the satellite image in "Your property from above" and on the rotated site diagram; they are not re-printed here.

Action needed: Have an arborist confirm the tier of any tree within about 10 ft of the chosen footprint before the site plan is drawn (see Section 11).

SECTION 5

Site Access

- **Street frontage:** the lot fronts [street withheld] along about 99 ft of frontage (right-of-way about 23 ft wide); access is public and paved. ★
- **No alley:** there is no alley behind the lot, so every construction delivery and utility trench runs past the house along a side yard. Keep one side yard clear of the footprint for that route. ★

- **Overhead power lines:** a completed underground electrical permit is on record, so the new unit's overhead-vs-underground choice is already made: the feed is underground, and the crane/overhead-drop question at the frontage is moot. Price a trench to the existing handhole rather than a new overhead drop. ★
- **Utility routing:** the public sewer main is in the street, about 30 ft from the lot line and 12.2 ft deep; the water main is about 20 ft away. A DADU connects through a side sewer of roughly 63 ft, either tied into the house's side sewer or as a new line. ★
- **Construction access:** one route is available: the [street withheld] frontage with a side-yard path past the house; confirm the side-yard width supports a mini-excavator (about 6 ft clear). ★

Action needed: Measure the clear side-yard width between the house and the lot line; if it is under about 6 ft, plan hand-carry or small-equipment construction and price the utility trench accordingly.

PUBLIC RECORDS

Public record drawings

The drawings on file for this parcel, reproduced from public records for reference: the King County Assessor's building sketch and the Seattle Public Utilities side sewer cards, with links to the permit and recorded-survey records that do not publish a downloadable image.

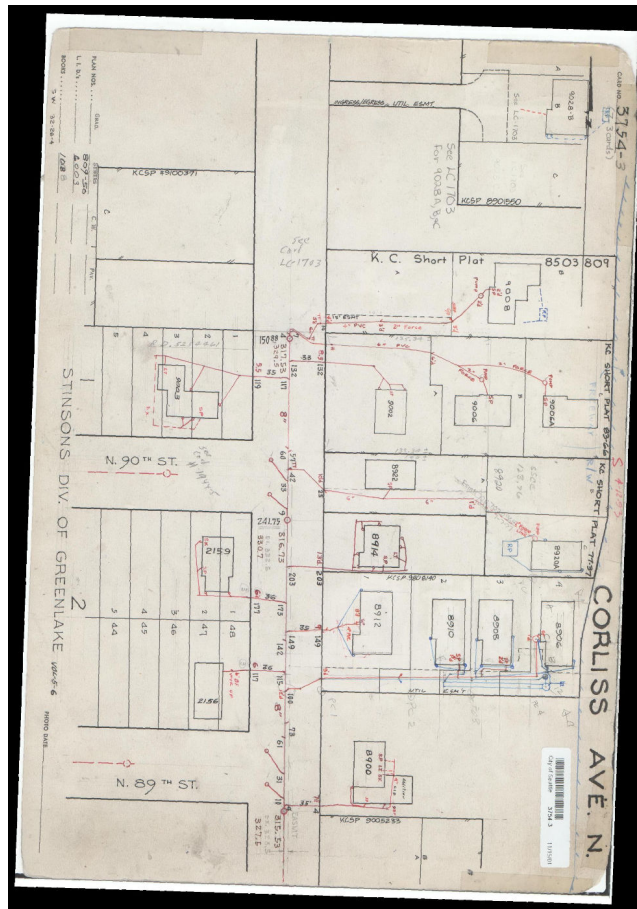
Assessor's building sketch (floor plan) ★

King County Assessor eReal Property · <https://blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=withheld>
Not retrievable programmatically — open the record here: <https://blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=withheld> — No building sketch is published for this parcel, or the county rate-limited the lookup.

Public record, reproduced for reference — No building sketch is published for this parcel, or the county rate-limited the lookup..

Side sewer card 3754-3 (primary) — front ★

Seattle Public Utilities · <https://maps.seattle.gov/sidesewercardviewer/>



Public record, reproduced for reference — SPU side sewer as-built card — the hand-drawn record of how the line ties in. The as-built date is usually written on the card itself; the SPU index records no date..

Side sewer card 3754-3 (primary) — back ★

Seattle Public Utilities · <https://maps.seattle.gov/sidesewercardviewer/>

City of Seattle 3754-3-B 11/15/01

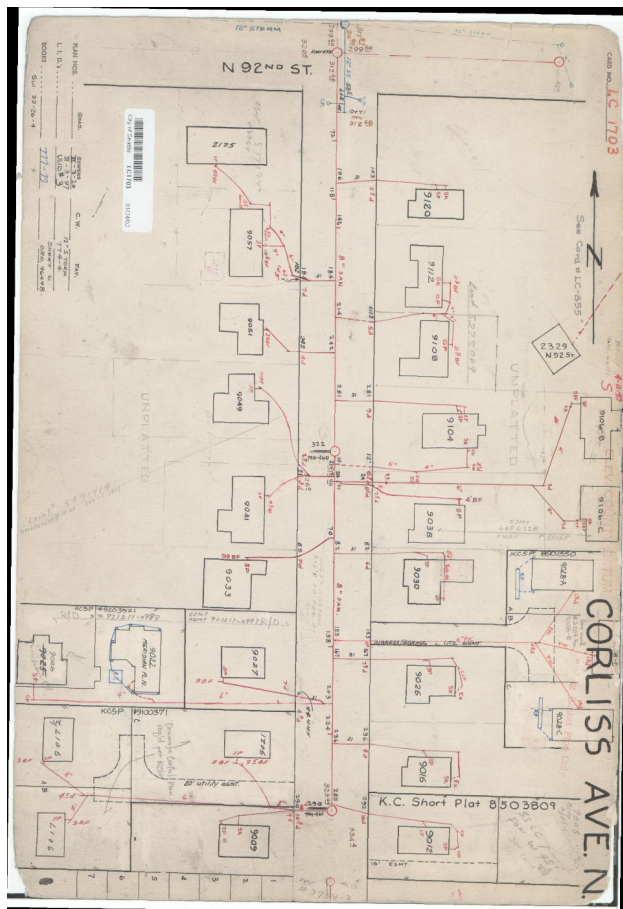
THE CITY OF SEATTLE
DEPARTMENT OF ENGINEERING
MAINTENANCE DIVISION

HOUSE NUMBER	PERMIT AND PLAT NO.	DATE ISSUED	ISSUED BY	OWNER	CONTRACTOR	INSPECTOR	DATE INSPECTION	REMARKS
8900	H-2038	10-7-52	E.W.	C.R. Campbell	L.J. Jensen	P. Tourtellot	10-10-52	Treas. Rec. No. 82278 Fee \$10.00
8914	H-2817	2-11-53	"	B.J. Whitlock	Harris Johnson	"	2-13-53	Treas. Rec. No. 87466 Fee \$10.00
9002	H-8657	6-22-55	THY	R.G. Seivert	Harter Bros. Co.	W. Bannenberg	4-12-56	Treas. Rec. No. 24585 Fee \$10.00
2159	J-2088	7-17-56	O. Bond	Charles Chessen	Star Const. Co.	Brose	9-25-56	Treas. Rec. No. 50053 Fee \$10.00
8912	J-4031	4-25-57	B.	G. Campbell	"	"	5-28-57	Treas. Rec. No. 62578 Fee \$10.00
N. 8914	L-3496	12-14-60	DeVoux	M. Bernhardt	Owner	Driessche	12-29-60	Treas. Rec. No. 52365 Fee \$10.00
2156	L-3872	2-10-61	DeVoux	D.D. Terrell	L.J. Jensen	"	2-27-61	55586 10" 85' 103'
8900	M-1453	"	Alex	R. Candy	Owner	Driessche	2-3-64	\$5.00 No ins
8922	R-2275	8-23-77	Driessche	Heary Lober	Russ Johnson	W.A. Smith	8-24-77	\$50.00 Backfill W.O. 623271
9000	S-747	10-10-83	ANDERSON	PETE ANTONOVICH	NORTHLAKE CON.	R.R. PERSHON	10-19-83	90" stub 6' line to prep.
9006	S-748	10-10-83	"	"	"	R.R. PERSHON	10-19-83	125" inf. Sani est 83-07-15-1097
9006 A	S-749	10-10-83	"	"	"	R.R. PERSHON	10-19-83	125" inf. Sani est 83-07-15-1097
9008	S-5175	9-17-86	Scott	Bob Gogert	Lynnwood Septic	C. Marsten	11-86	\$77.00 Sani - 830" Pump - 85" Infil. Rf
8920 A	S-9828	5-24-89	Burgunder	Derek Lober	Owner	E. WOLFE-MILLER	6-12-99	\$125" Sani & inf. pt. ESHT 77020968
9008	S-51562	12-26-95	SRL	Violet Bahadran	BROADMORE PAPER	"	12-27-95	\$65.00 ON SITE REPAIR
8906	990339	3-4-99	KSS	Howland Homes	Acce Four	R. BARDSLEY	10-28-99	\$135 SAN 245" INF. PIT RD. 7702092302 NOC 9903042301
8908	990340	3-4-99	KSS	"	"	"	"	"
8910	990341	3-4-99	KSS	"	"	"	"	"
8912	990419	3-17-99	KSS	"	"	M. BARDSLEY	3-22-99	\$65.00 Repairs

Public record, reproduced for reference — SPU side sewer as-built card — the hand-drawn record of how the line ties in. The as-built date is usually written on the card itself; the SPU index records no date..

Side sewer card LC1703 — front ★

Seattle Public Utilities · <https://maps.seattle.gov/sidesewercardviewer/>



Public record, reproduced for reference — SPU side sewer as-built card — the hand-drawn record of how the line ties in. The as-built date is usually written on the card itself; the SPU index records no date..

Permit 7132938-CN — Building / New ★

SDCI / Seattle Services Portal · 2026-03-12 · <https://services.seattle.gov/portal/customize/LinkToRecord.aspx?altId=7132938-CN>

Not retrievable programmatically — open the record here: <https://services.seattle.gov/portal/customize/LinkToRecord.aspx?>

atId=7132938-CN — Establish use as housing for one detached dwelling unit per land use code. Existing detached dwelling unit to remain. Demolish existing detached garage. Construct new one detached dwelling per Standard Plan 6794017-SP.

Public record, reproduced for reference — Establish use as housing for one detached dwelling unit per land use code. Existing detached dwelling unit to remain. Demolish existing detached garage. Construct new one detached dwelling per Standard Plan 6794017-SP..

Permit 7120960-CN — Building / Addition/Alteration ★

SDCI / Seattle Services Portal · 2025-12-12 · <https://services.seattle.gov/portal/customize/LinkToRecord.aspx?altId=7120960-CN>

Not retrievable programmatically — open the record here: <https://services.seattle.gov/portal/customize/LinkToRecord.aspx?>

altId=7120960-CN — Construct alterations to one-family dwelling subject to field inspection (STFI)

Public record, reproduced for reference — Construct alterations to one-family dwelling subject to field inspection (STFI).

Permit 7132935-CN — Building / New ★

SDCI / Seattle Services Portal · <https://services.seattle.gov/portal/customize/LinkToRecord.aspx?altId=7132935-CN>
Not retrievable programmatically — open the record here: <https://services.seattle.gov/portal/customize/LinkToRecord.aspx?altId=7132935-CN> — Remove detached garage and allow new Detached Accessory Dwelling Unit (DADU) to existing Single-Family Residence per land use code. Construct new one detached dwelling per Standard Plan 6794017-SP.

Public record, reproduced for reference — Remove detached garage and allow new Detached Accessory Dwelling Unit (DADU) to existing Single-Family Residence per land use code. Construct new one detached dwelling per Standard Plan 6794017-SP..

Permit 7135638-EL — Electrical ★

SDCI / Seattle Services Portal · 2026-03-27 · <https://services.seattle.gov/portal/customize/LinkToRecord.aspx?altId=7135638-EL>
Not retrievable programmatically — open the record here: <https://services.seattle.gov/portal/customize/LinkToRecord.aspx?altId=7135638-EL> — ALTERING/ADDING CIRCUITS FOR AIR HANDLER W/ HEAT STRIPS AND HEAT PUMP

Public record, reproduced for reference — ALTERING/ADDING CIRCUITS FOR AIR HANDLER W/ HEAT STRIPS AND HEAT PUMP.

Permit 7160480-EL — Electrical ★

SDCI / Seattle Services Portal · 2026-08-31 · <https://services.seattle.gov/portal/customize/LinkToRecord.aspx?altId=7160480-EL>
Not retrievable programmatically — open the record here: <https://services.seattle.gov/portal/customize/LinkToRecord.aspx?altId=7160480-EL> — 200 A service replacement

Public record, reproduced for reference — 200 A service replacement.

Recorded surveys & plats ★

King County Recorder's Office · <https://recordsearch.kingcounty.gov/LandmarkWeb/search/index>
Not retrievable programmatically — open the record here: <https://recordsearch.kingcounty.gov/LandmarkWeb/search/index> —
Recorded surveys and plats are searchable in Landmark Web (search by parcel withheld or legal description); scanned maps are viewable there, downloads go through the Recorder's Office.

Public record, reproduced for reference — Recorded surveys and plats are searchable in Landmark Web (search by parcel withheld or legal description); scanned maps are viewable there, downloads go through the Recorder's Office..

SECTION 6

Buildable Area Analysis

Lot coverage allowed = 50% × 9,206 sq ft = 4,603 sq ft. ★ The lot is 16.1% covered today — the 314 sq ft detached garage still stands, so it is counted — and 12.7% after the permitted demolition. With the 746 sq ft DADU footprint that rises to 20.8%, leaving 2,689 sq ft of headroom under the cap.

COVERAGE ACCOUNT	SQ FT	SHARE OF LOT	
50% cap	4,603 sq ft	50%	★
House roof (remaining structure)	1,168 sq ft	12.7%	★
Unit under construction (pending)	0 sq ft	0%	◇
Detached garage (standing today; demolition permitted)	314 sq ft	3.4%	★
Covered today (garage still standing)	1,482 sq ft	16.1%	★
After the permitted demolition	1,168 sq ft	12.7%	★

COVERAGE ACCOUNT	SQ FT	SHARE OF LOT	
Proposed DADU footprint	746 sq ft	8.1%	◇
Covered with the proposal	1,914 sq ft	20.8%	★
Headroom under the cap	2,689 sq ft	—	★

Buildable envelope. After applying the setbacks (front 10 ft, rear 5 ft, side 5 ft) and a 5 ft clearance from the house, the working side-yard rectangle (beside the house) is about 21 ft wide by 35.5 ft deep:

ZONE / LIMIT	APPROX. AREA	NOTES
Side-yard rectangle (beside the house)	746 sq ft	21 ft x 35.5 ft; the largest clean rectangle beside the house, between the house separation line and the setback ★
Lot-coverage headroom	2,689 sq ft	50% cap less house + pending + proposed roof area ★
Practical DADU footprint	746 sq ft	Governing figure after the 50% cap and the 1,000 sq ft sq ft ADU GFA cap; 1,000 sq ft of floor area is reachable over two stories (moderate confidence) ★

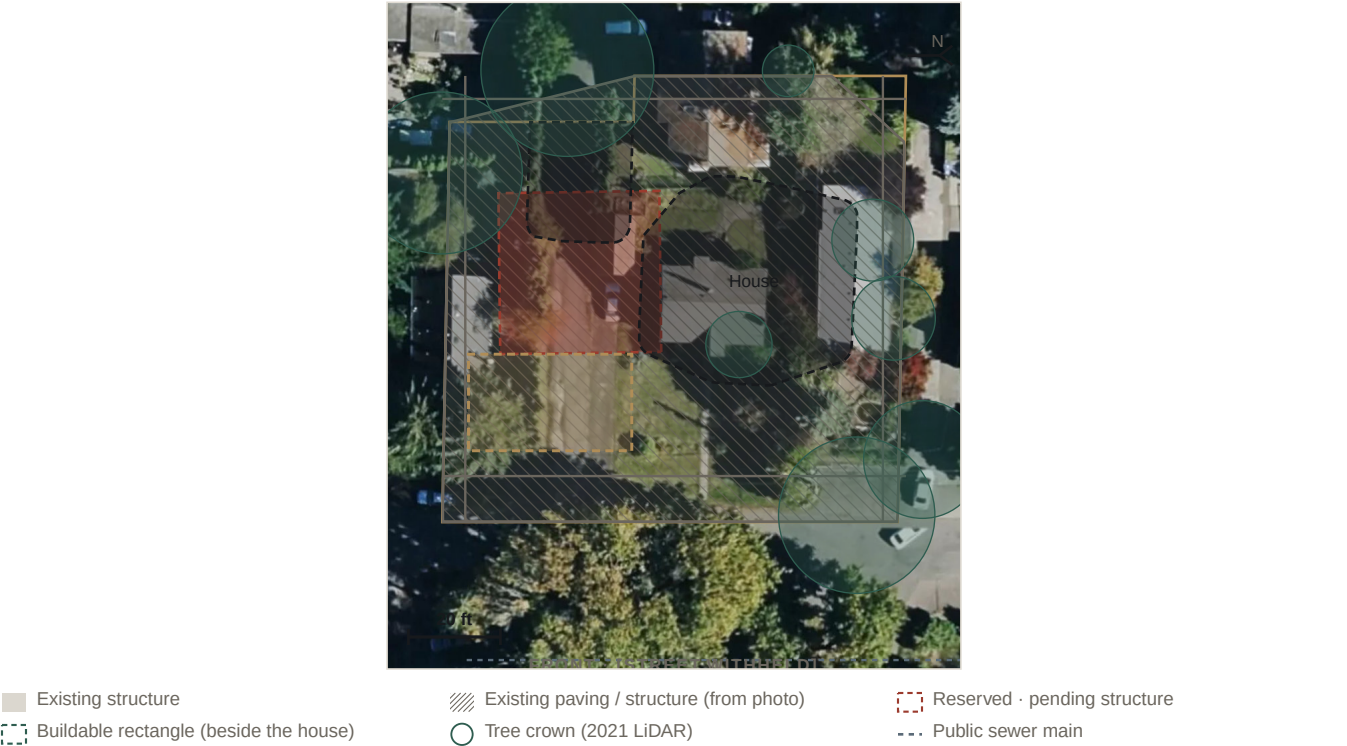


Exhibit — Site diagram. Aerial imagery (© Mapbox, © OpenStreetMap, © Maxar) rotated so the front lot line is at the bottom; footprints are the City of Seattle 2023 building outlines, checked against the photo. Setbacks and the clear zone are measured from the parcel polygon and the building outlines. It seats a cottage, so coverage — not the rectangle — is the binding limit.

◇ The clear zone lies on existing paving; replacing it is allowed but confirm the driveway use

◇ The building outline extends ~373 sq ft beyond the City 2023 outline (photo-derived outline minus the City 2023 outline; likely roof overhang); the diagram shows the photo extent.

Spatial fit — uncertain. The side-yard rectangle measures 746 sq ft (21 ft × 35.5 ft), and a 746 sq ft unit fits it. It was measured before construction began, so the fit is unconfirmed until the unit under construction is located (moderate confidence). ◇

- Heating-oil tank left in the ground — 1 of 1 permitted decommissioning at this address was an abandonment in place. The permit record does not say where on the lot the tank sits, so locate it before the footprint is fixed: a tank under the cottage pad, the footings or the utility trench becomes a removal — and possibly a soil remediation — in the middle of the permit.
- Hold the cottage 5 ft off the rear line and 5 ft off each side line; the remaining depth between it and the house is the usable yard.
- The largest clear rectangle sits beside the house rather than behind it (the house runs to about 71.3 ft from the front lot line), so the cottage would face the side yard; keep 5 ft eave-to-eave from the house.
- Route the side sewer, water, and power along one side yard and keep that side clear of the cottage's footprint.
- A compact two-story plan (roughly 24 × 24 ft) usually fits where a single-story 1,000 sq ft plan does not.

Action needed: Draw the footprint to the placement rules above, then hold it until the survey and arborist report confirm the lot lines and tree tiers (see Section 11).

SECTION 7

Concept Schemes

No scheme is marked recommended: the measured clear zone is below what a standard cottage footprint needs, so the compact two-story concept comes closest and an attached unit or a conversion of an existing outbuilding is the realistic path. 2 schemes evaluated below, plus a strategic higher-density alternative.

Scheme A — 1,000 sq ft, 2 bd / 1 ba, single-story DADU

- **Footprint:** 25 × 40 ft (1,000 sq ft)
- **Floor areas:** 1,000 sq ft GFA on one floor
- **Fits the measured zone:** **No**
- **Placement:** A 40 ft building dimension does not fit the 21 × 35.5 ft zone in either orientation.
- **Pro:** Delivers the stated program on one level (no stairs)
- **Pro:** Uses the full allowed floor area
- **Con:** Largest footprint; consumes the most yard
- **Con:** Does not fit the measured zone

Scheme C — compact two-story DADU (528 sq ft footprint)

- **Footprint:** 22 × 24 ft footprint (528 sq ft)
- **Floor areas:** 1,000 sq ft GFA — ground 528 + upper 472
- **Fits the measured zone:** **No**
- **Placement:** Even the compact footprint does not fit the measured zone; consider an attached unit or a conversion.
- **Pro:** Smallest footprint; preserves the most yard
- **Pro:** Most placement flexibility

- **Con:** Stairs and two-story framing raise cost per usable sq ft
- **Con:** Height to 32 ft (37 ft pitched) sits closer to neighbors

Strategic alternative — middle-housing build-out (◇ verify) ◇

Under SMC 23.44.060 the allowed unit count is the greater of 7 (one unit per 1,250 sq ft of lot area) or 4 (four per lot; six within a quarter-mile walk of a major transit stop or with two affordable units), so the working number is 7 on 9,206 sq ft. Stacked flats would allow 15 (one unit per 600 sq ft) — an alternative, not the default. A DADU counts toward that allowance. Density on lots with an environmentally critical area is reduced in proportion to the lot's ECA share; that share was not measured here, so confirm with SDCI. This is a different, multi-unit typology to weigh against a single cottage. This path can reach roughly 7 units; it is a different, multi-unit typology presented to weigh against a backyard DADU, marked ◇ pending confirmation.

Action needed: Decide between a pre-approved plan and a custom design before engaging a designer; the choice drives the timeline and fee range in Sections 8 and 10.

DESIGN PATHS · PATH A

Path A — Pre-approved plan

Sky House — Yes Architecture (best fit) ★

Two bedrooms and a bath sit on the ground floor, with an elevated living level, bonus sleeping nook and deck above. High gables and long views make the living floor feel generous, and a corner entry lets the plan rotate or flip to meet setbacks. A solar-pitched roof, operable windows, skylights and a mini-split support passive performance, while standard wood framing and off-the-shelf windows keep costs down.

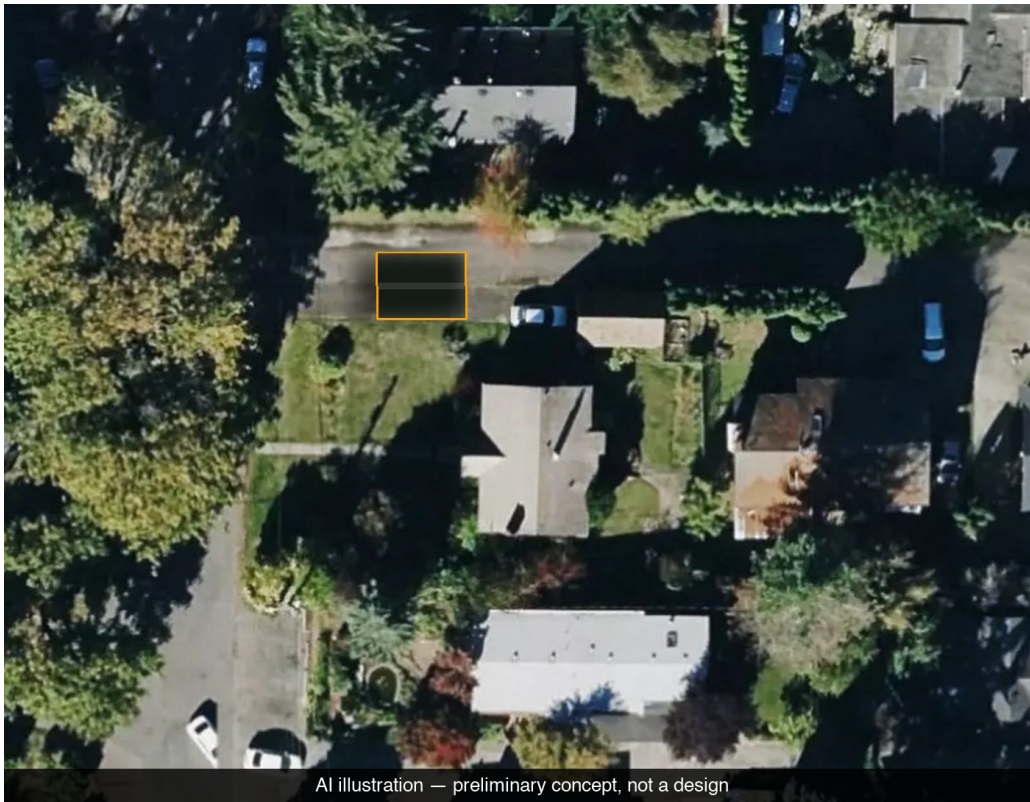
Designer	Yes Architecture	★
Floor area	600 sq ft	★
Footprint	20 × 15 ft	◇
Stories	2	★
Bedrooms	2	★
Bathrooms	1	★
Height	24 ft	◇
Roof	High gable (pitched for fixed solar panels)	★
Construction	Wood frame	★
Exterior options	Cedar shake, fiber cement lap, or corrugated metal cladding.	★
Plan set price	\$1,000	★

Designer: **Yes Architecture** · <https://yesarchitecture.us> · Plan page: <https://aduniverse-seattlecitygis.hub.arcgis.com/pages/yes-arch>

Fit verdict ◇

Sky House (600 sq ft) clears the 21 × 35.5 ft clear zone with 6 ft to spare (rotated), complies with the bedrooms-vs-GFA cap, stays under the 32 ft height limit, and is the closest fit to your ~1,000 sq ft program. ◇

Footprint	20 × 15 ft	◇
Clearance	+6 ft (rotated)	◇
Height	24 ft (32 ft limit)	◇
Bedrooms vs GFA cap	2 bed -> 1,000 sq ft cap (SMC 23.42.022.G.1)	★



AI illustration — plan from above · best-fit plan at its measured footprint (preliminary concept, not a design)

Add photos of your yard to get renders from your own vantage point (upload them on your order page — seattledadufeasibility.com)

How to apply (pre-approved path)

- **1.** Choose a plan and confirm the footprint — Pick from the fitting plans below; confirm the exact footprint, roof form and program with the designer (free), then confirm eligibility with SDCI's ADU desk.
- **2.** Order a boundary survey — Licensed surveyor, \$1,500–\$4,000 (about two weeks). Every fit depends on the surveyed lot lines — GIS parcels are ± 2 ft.
- **3.** Draw the site plan — Locate the cottage in the 5 ft rear setback, 5 ft from the house and side lines; SDCI reviews the site plan only (no full plan review).
- **4.** Pre-application / permit intake — File through the Seattle Services Portal; 75% of the permit fee is due at application.
- **5.** SDCI review — Site-plan-only review — SDCI publishes 'as quickly as 2–6 weeks for most sites'.
- **6.** Permit issuance and construction — Pay the remaining 25%, then build with inspections. Construction typically runs 6–10 months.

Cost & timeline ◇

Construction: \$252,000–\$369,500 all-in ◇ All-in construction cost at the plan's gross floor area: \$420–\$616 per sq ft design & build for a new Seattle DADU, 2025–2026 — hard construction \$375–\$550 per sq ft plus 12% soft costs (design, engineering, contractor overhead), before permits, studies & site prep, which are priced separately for this parcel; with a typical fee envelope added it sits inside the \$400–\$650 per sq ft turnkey band Seattle DADU builders published in 2025–2026 (the hard-cost split is this report's allocation of that turnkey figure, not a builder quote); site-specific adders are listed separately. ◇

Permit timeline: 6–15 weeks ◇ Inferred from 146 DADU permits issued since 2024 whose description names a standard plan: 25th–75th percentile 40–104 days (median 62 days) ◇ (SDCI's dataset carries no pre-approved flag, so this split is inferred from the permit description). The City's stated figure ("as quickly as 2–6 weeks for most sites") is quoted as the City's claim (◇).

Other plans that fit (3)

MOA Family ADU — Mobile Office Architects

850 sq ft · 16 × 26 ft · +5 ft · <https://aduniverse-seattlecitygis.hub.arcgis.com/pages/mo-arch>

Urban Cottage — HAAS Building

288 sq ft base · 16 × 18 ft · +5 ft · <https://aduniverse-seattlecitygis.hub.arcgis.com/pages/urban-cottage>

Edge House — Bohlin Cywinski Jackson

432 sq ft · 24 × 18 ft · +3 ft (rotated) · <https://aduniverse-seattlecitygis.hub.arcgis.com/pages/bcj>

DESIGN PATHS · PATH B

Path B — Custom design

Recommended programme ★

Scheme A — 1,000 sq ft, 2 bd / 1 ba, single-story DADU

Program	2 bed / 1 bath, ~1,000 sq ft
Footprint	25 × 40 ft (1,000 sq ft)
Placement	A 40 ft building dimension does not fit the 21 × 35.5 ft zone in either orientation.
Pros	Delivers the stated program on one level (no stairs); Uses the full allowed floor area
Cons	Largest footprint; consumes the most yard; Does not fit the measured zone

AI illustration unavailable for this order — the plan-from-above concept resolved to the same aerial shown above, so it is omitted.

How to apply (custom path)

- 1. Pre-application prep (site plan, survey, design) — Before the permit clock — survey, arborist and design precede application; not part of the application-to-issuance range below
- 2. Screening + electronic intake — Seattle Services Portal
- 3. First plan-review cycle — Multi-discipline review
- 4. Correction cycle(s) — About 4 weeks per cycle, two cycles typical
- 5. Permit issuance — Pay the remaining 25% of the fee The step-by-step table is a planning breakdown allocated to the headline range, so the parts add up to the headline.

Cost & timeline ◇

Construction: \$420,000–\$616,000 all-in ◇ All-in build range from the study's cost estimate.

Permit timeline: 11–30 weeks ★ Measured 25th–75th percentile: 80–209 days from application to issuance across 1,062 DADU permits issued since 2024 (SDCI); median 138 days.

When custom wins

- You want a plan the catalog does not offer — a specific style, a garage below, an attached unit, or a program larger than the stock plans.

Path A vs Path B

	PRE-APPROVED	CUSTOM
Time to permit (application to issuance)	6–15 weeks ◇	11–30 weeks ★
Design cost	\$1,000 (plan set) ★	Architect/designer fee — not published ◇
Construction cost	252000–369500 ◇	420000–616000 ◇
Flexibility	Fixed catalog design; site plan only	Full — any program within the GFA cap

	PRE-APPROVED	CUSTOM
Resale	A known, City-vetted plan is easy to explain to buyers and lenders	A bespoke design can be tailored to the buyer's taste

Recommendation: On this lot the Sky House by Yes Architecture (600 sq ft) is the recommended pre-approved plan — start with Path A, and turn to Path B only if you want a program the catalog does not offer.

DESIGN PATHS · CLIMATE

Building for Seattle's climate

Seattle's building and energy codes already spell out most of what a detached cottage must do to shed rain and manage moisture; the rest is judgment your designer should make explicit before you sign. Throughout this chapter a ★ marks a code requirement with its section, and a ◇ marks a recommendation to confirm with your designer — not a code citation.

Drainage plane, water-resistive barrier and flashing

- ★ Every exterior wall of the cottage needs a water-resistive barrier (WRB) behind the cladding plus a way for any water that gets past the cladding to drain back to the outside.
- ★ Fiber-cement lap siding — one of the claddings the pre-approved plans offer — is explicitly excused from needing an air-space cavity: for lap and panel siding of plywood, engineered wood, hardboard or fiber cement, the drainage requirement is not an air gap, and a properly lapped WRB is enough.
- ★ Seattle's own interpretation states this plainly: a rain-screen or similar construction method is not required for most exterior siding and cladding, and single-wall construction is allowed.
- ★ Cedar shake or shingle cladding (another pre-approved option) is the exception that needs a drainage gap: when shakes go over a non-permeable WRB, the code requires vertical furring strips first, then horizontal furring strips, which creates the air space the shake needs to dry.
- ★ At least one layer of WRB goes over the sheathing of every exterior wall, lapped shingle-fashion — not less than 2 inches at horizontal laps and 6 inches at end joints — and the barrier must be continuous to the top of the wall and terminated at penetrations so water stays outside.
- ★ Flash everything shingle-fashion so each layer drains over the layer below: a sloped, sealed sill pan at the bottom of every window and door, with head and side flashing — and self-adhered flashing that meets AAMA 711, fluid-applied flashing that meets AAMA 714, and mechanically attached flexible flashing that meets AAMA 712.
- ★ Where a sloped roof meets a vertical sidewall, the code requires a flashing that diverts water away from that intersection — the detail widely called a kick-out flashing, which throws the roof water into the gutter instead of letting it run behind the wall.

Sealants: what to specify, by class

- ★ Specify exterior joint sealants by their ASTM C920 classification, not by product name: a Class 25 (25 percent movement) or Class 35 sealant, Type S single-component, Grade NS non-sag for vertical joints, with the Use designation for the surfaces you are sealing.
- ◇ For exterior cladding and trim joints in Seattle's wet marine climate, choose a polyurethane or a silyl-modified-polymer (SMP) sealant — both are paintable and stick well to wood, fiber cement and metal — rather than silicone, which nothing will paint over.
- ◇ Reserve silicone for the joints where you do not need to paint and you do need the most movement — glass and metal-to-metal joints — and there specify a Class 50 neutral-cure silicone, not an acetoxyl (acid) cure against metal.
- ◇ Install a closed-cell backer rod behind every exterior joint and size the joint for its movement: a Class 25 sealant needs a joint about four times the expected movement, a Class 50 about two times, with a minimum 1/4-inch width and a sealant depth of about half the joint width so the bead can stretch.

Windows: the U-factor, the frame and the sill pan

- ★ Every window in the cottage must be rated U-0.30 or better, and any skylight U-0.50, to meet the WSEC-R 2021 prescriptive envelope for Seattle's Marine 4 climate zone.

★ The energy code gives two equivalent compliance paths — the U-factor table (R402.1.2) and the R-value table (R402.1.3) — and both set the same fenestration U-0.30 and skylight U-0.50 for Marine 4, so the window number does not change whichever path the designer files.

◇ For frame material in this climate, fiberglass frames move the least with temperature and hold their seals longest; vinyl is the cheapest but expands and contracts more; wood-clad looks traditional but needs the most upkeep. All three meet the U-factor if specified with low-emissivity double glazing.

★ Install every window and door per ASTM E2112, and where the opening is a flanged (nail-fin) window, the sill pan is the part that matters most here: it catches the wind-driven rain that gets behind the flange and carries it back to the outside over the WRB.

◇ The pre-approved plans are drawn as simple wood-frame cottages with off-the-shelf windows; on a custom build, ask for a sloped sill pan and back-dam, head flashing that laps the top flange, and side flashing taped in shingle order so the wall never depends on caulk alone.

Roof and water routing

◇ Give the cottage real roof overhangs — roughly 12 to 24 inches at the eaves — so the walls and windows shed rain and the first drops never land against the cladding; the MADADU pre-approved plan already carries a 3-foot entry overhang for the same reason.

★ Where gutters and downspouts are used, they are sized under the same Uniform Plumbing Code tables the building code points to for roof drainage, so size them to the roof area rather than to habit.

★ A cottage roof is small enough that on-site stormwater management is only triggered at 750 square feet of new plus replaced hard surface — and only for lots created or altered by a plat recorded on or after January 1, 2016; on any other lot the trigger is 1,500 square feet, and land-disturbing activity has to reach 7,000 square feet in either case.

★ When stormwater management is triggered, roof runoff may be handled by dispersion — full dispersion, a splashblock, or a trench — or by infiltration such as a drywell, and a downspout dispersion trench is limited to 700 square feet of roof per trench.

★ A dispersion trench is a specific, citable detail: at least 18 inches deep and 2 feet wide, filled with washed gravel, level and parallel to the contours, at least 10 feet long per 700 square feet of roof, and set back at least 5 feet from any property line or structure.

★ Grade the finished ground away from the cottage: the lot must fall not fewer than 6 inches within the first 10 feet from the foundation, and any hard surface within 10 feet of the building must slope at least 2 percent away.

◇ On a crawlspace foundation, add a foundation drain and keep the crawlspace vented and the ground under it covered with a vapor barrier; on a slab, add a capillary break under the slab and a damp-proofing course at the footing. Route the new downspouts so they discharge downhill between the main house and the DADU, never toward either foundation.

Ventilation and moisture

★ The energy code requires mechanical ventilation for a building complying with the air-leakage path, so the cottage must have a whole-house ventilation system designed to the residential mechanical code — a small exhaust or balanced unit, not just bath fans.

★ Size the whole-house ventilation from the code's own formula or table: 0.01 cfm per square foot of floor area plus 7.5 cfm per bedroom plus 7.5 cfm (Equation 15-1) — for a 2-bedroom, 1,000 sq ft cottage that is $0.01 \times 1,000 + 7.5 \times (2 + 1) =$ about 33 cfm, run continuously (or intermittently with the code's multiplier).

★ Local exhaust is set the same way: 50 cfm intermittent (or 20 cfm continuous) for each bathroom, and 100 cfm intermittent (or 25 cfm continuous) for the kitchen, all ducted to the outdoors — never into the attic or crawlspace.

★ Seattle is Marine 4, which does not require the plastic-sheet (Class I) vapor retarder that colder climates use: a Class II or, with vented cladding or exterior continuous insulation, a Class III vapor retarder is what the code allows on the interior of the wall.

◇ Because the climate is humid and mild rather than cold, the bigger risk is trapped moisture, not drying: choose vapor-open wall assemblies, paperless mold-resistant gypsum board in the wet rooms, exhaust each bath and the kitchen directly outdoors, and let the WRB drain — do not add an interior polyethylene sheet that would seal moisture in.

Exterior finish durability by cladding

◇ Fiber-cement lap siding holds factory-applied paint for roughly 10 to 15 years before it needs repainting, and it resists rot and insects — the lowest-upkeep of the three claddings the pre-approved plans offer.

◇ Cedar shake or shingle siding needs a stain or sealant coat roughly every 3 to 7 years, and because it is wood it wants the ventilation gap and an end-grain treatment to last; budget the extra upkeep when you choose it.

◇ Corrugated or panel metal cladding is the most weather-resistant finish of the three and only needs the fasteners and any cut edges checked periodically, but it shows dents and its panels must be detailed so water cannot track behind them.

◇ Tie the maintenance line to the cladding you actually choose: a fiber-cement cottage carries the smallest recurring reserve, a metal one less still, and a cedar one the largest — the same assumption the rental-return model books as its maintenance percentage.

What to write into your builder contract

◇ Write the WRB and flashing sequence into the contract by name: a continuous, shingle-lapped WRB; sill pans with back-dams at every window and door; head flashing over every opening; and kick-out flashing at each roof-to-sidewall junction.

◇ Name the sealant spec: polyurethane or silyl-modified polymer, ASTM C920, Class 25 or 35, Type S, Grade NS, with closed-cell backer rod — and prohibit silicone on any joint that will be painted.

◇ Require the window U-factor and install standard in writing: U-0.30 or better, installed to ASTM E2112 with a sloped sill pan, and hold back a percentage of the final payment until the whole-house ventilation system is tested to its design airflow.

◇ Make the water-routing scope explicit — gutter and downspout sizes, where each downspout discharges, the 6-inch fall within 10 feet of the foundation, and the dispersion or drywell detail if stormwater review applies — so the landscaper and the plumber do not each assume the other handled it.

Climate chapter sources (same index as Section 12):

#	SOURCE	TIER
1	2021 Seattle Residential Code, Chapter 7 — Wall Covering — R703.1.1; R703.1.1 Exception 3; Interpretation R703.1.1; R703.6.1; R703.2; R703.4 / R703.4.1; R703.4.1; R702.7 and Tables R702.7(3)/(4) — https://www.seattle.gov/documents/Departments/SDCI/Codes/SeattleResidentialCode/2021SRChapter7.pdf	Tier 1
2	2021 Seattle Residential Code, Chapter 9 — Roof Assemblies — R903.2.1; R903.4.1 — https://www.seattle.gov/documents/Departments/SDCI/Codes/SeattleResidentialCode/2021SRChapter9.pdf	Tier 1
3	ASTM C920 — Standard Specification for Elastomeric Joint Sealants — ASTM C920 §Classification (Class / Type / Grade / Use) — https://www.astm.org/c0920-18.html	Tier 2
4	2021 Washington State Energy Code — Residential (WSEC-R) — Table R402.1.2; R402.1.2 / R402.1.3; R403.6 — https://sbcc.wa.gov/sites/default/files/2024-01/2021_WSEC_R_2ndEd_012524.pdf	Tier 1
5	ASTM E2112 — Standard Practice for Installation of Exterior Windows, Doors and Skylights — ASTM E2112 (flashing and sill pan requirements) — https://www.astm.org/e2112-19c.html	Tier 2

#	SOURCE	TIER
6	City of Seattle ADUniverse pre-approved DADU plan gallery — https://aduniverse-seattlecitygis.hub.arcgis.com/pages/gallery	Tier 1
7	City of Seattle Stormwater Manual (Directors' Rule 10-2021/DWW-200) — SMC 22.805.030.B.1–2; Stormwater Manual Vol. 3 §5.3 (dispersion) / §5.4.3 (drywells); Stormwater Manual Vol. 3 §5.3.4.5 — https://www.seattle.gov/documents/Departments/SDCI/Codes/StormwaterCode/2021SWFullManualFinalClean.pdf	Tier 1
8	2021 Seattle Residential Code, Chapter 4 — Foundations — R401.3 — https://www.seattle.gov/documents/Departments/SDCI/Codes/SeattleResidentialCode/2021SRCChapter4.pdf	Tier 1
9	2021 Seattle Residential Code, Chapter 15 — Exhaust Systems — M1505.4.3, Equation 15-1; M1505.4.4.2, Table — https://www.seattle.gov/documents/Departments/SDCI/Codes/SeattleResidentialCode/2021SRCChapter15.pdf	Tier 1

SECTION 8

Government Fees: What It Costs

Scope: this section reports only (a) government fees and permits, (b) pre-construction studies, and (c) site prep. It contains no construction cost, no total project cost, and no contingency. ◇ = planning estimate; ★ = official figure.

S8.1 SDCI Building / Construction Permit Fee

Custom plan \$4,400–\$5,900 ◇; pre-approved plan \$2,800–\$3,500 ◇ (site-plan-only review). Scaled from SDCI's published worked examples (500 sq ft DADU → \$3,453; 1,500 sq ft house + garage → \$6,853; 2026 schedule). 75% of the fee is due at application. This lot's criteria point to the pre-approved path (Sky House). ★

S8.2 Trade Permits

A DADU needs separate trade permits in addition to the building permit. No flat per-trade DADU figure is published, so these are planning estimates anchored to the City's published base hourly rate.

TRADE PERMIT	ISSUER	ESTIMATE	NOTE
Electrical	SDCI	\$300–\$900	New panel/circuits; verify at the fee estimator
Mechanical (HVAC)	SDCI	\$250–\$600	Heat pump / mini-split typical
Plumbing	SDCI	\$300–\$550	Fixtures for a 1-bath DADU
Side sewer	Seattle Public Utilities	see S8.3	Separate SPU permit; charges individually calculated (see utility connection)

S8.3 Utility Connection / Capacity Charges (legally distinct from impact fees)

(a) King County sewer treatment capacity charge — applies, rate known. King County sewer treatment capacity charge, 2026 rate: \$77.99/month per residential customer equivalent (RCE) for 15 years; a DADU is 0.59 RCE (kingcounty.gov/en/dept/dnrp/waste-services/wastewater-treatment/sewer-system-services/capacity-charge). Recurring, disclosed separately from one-time fees. A discounted prepay option exists. The charge is about \$46 per month, \$552 per year, with a nominal \$8,283 over 15 years. This is a recurring carrying cost, disclosed separately and not rolled into the one-time number below. ★

(b) Seattle Public Utilities side sewer + drainage system development charge (SDC) + water connection — one-time charges are individually calculated. SPU side-sewer permit + drainage system development charge on new

hard surface (~ \$1,225 per 1,000 sq ft from 2026-01-01 — single-source, unverified) + any water connection work on the existing service. SPU calculates these per project; request a preliminary charge estimate. Seattle does not require a separate water meter for a DADU; a NEW 3/4-in tap, if requested, adds \$14,300 (SPU DSO Charge Menu 2026) and is not in this band. Planning placeholder \$1,500–\$4,500 ◇ combined. A utility trench of roughly 63 ft to the street main is estimated at \$2,835–\$6,930 ◇ (About 63 ft of side sewer / utility trench from the DADU zone to the street main, at \$45–\$110 per ft.).

Separately, the parcel carries a recurring annual drainage (SWM) fee billed on the King County property-tax statement. This lot is billed \$976 per year (6,500–9,999 sq ft) ★ — SPU residential drainage fee (surface water management, SWM), 2026 tier table, billed on the King County property-tax statement. Adding a DADU does not change a parcel's tier unless it is over 10,000 sq ft (rate then scales with hard surface). This is a recurring carrying cost, not part of the one-time envelope below.

(c) Seattle City Light electric service — priced case-by-case. Seattle City Light prices new or upsized service case by case; no flat ADU connection fee is published. Start an Electric Service Request early. ◇

S8.4 Pre-Construction Studies

STUDY	STATUS	ESTIMATE	BASIS
Topographic / boundary survey	Required for the site plan	\$1,500–\$4,000	Locates the lot lines, the house, trees and grade
Arborist report	Recommended — a regulated tree is near the footprint	\$400–\$1,200	Tree-protection review under SMC 25.11
Geotechnical report	Not required — the parcel is hazard-free	\$0	A standard foundation applies; a geotechnical report is needed only if SDCI requests one

S8.5 Site Prep

ITEM	ESTIMATE	NOTE
Utility trenching / side-sewer routing to main	\$2,835–\$6,930	About 63 ft of side sewer / utility trench from the DADU zone to the street main, at \$45–\$110 per ft.
Erosion / drainage control (small site)	\$500–\$2,000	Minor on a flat, hazard-free lot
Tree-protection fencing	\$300–\$1,000	A regulated tree is near the likely footprint

(Demolition of an existing accessory structure, only if it conflicts with the footprint, is excluded here as siting-dependent.)

S8.6 Rolled Cost Summary (government / studies / site prep only)

the summary carries the mid-point of each band; one-time government / studies / site-prep only — no construction cost, no contingency, no recurring capacity charge, drainage, or property tax.

CATEGORY	LOW	HIGH	ROLLED
Government fees & permits — building/plan-review fee + trade permits + utility connection (one-time; the recurring King County capacity charge is disclosed separately, not rolled in)	\$5,150	\$10,050	about \$7.6k
Pre-construction studies — survey + arborist + geotech	\$1,900	\$5,200	about \$3.6k
Site prep — trenching + erosion/drainage + tree protection	\$3,635	\$9,930	about \$6.8k

Up-front government / study / site-prep envelope \$10,685–\$25,180 ◇. This is the one-time government-side outlay only; it excludes DADU construction, total project cost, and contingency. The King County capacity charge's full 15-year obligation (\$8,283 nominal) is a separate recurring carrying cost disclosed in S8.3(a). Only published rates are official; the rest are planning estimates to confirm at application.

School / growth-management impact fee = \$0. Checked 2026-09-16: Seattle levies no school impact fee and no growth-management/transportation impact fee on a single-family ADU (Seattle City Council / SDOT fee schedules); RCW 36.70A.681(1)(a) caps any ADU impact fee at 50% of the principal-unit fee. ★

S8.7 Construction budget context (outside the fee envelope) ◇

For orientation only: a new-build 1,000 sq ft Seattle DADU currently runs \$420,000–\$616,000 design & build (\$420–\$616 per sq ft design & build for a new Seattle DADU, 2025–2026 — hard construction \$375–\$550 per sq ft plus 12% soft costs (design, engineering, contractor overhead), before permits, studies & site prep, which are priced separately for this parcel; with a typical fee envelope added it sits inside the \$400–\$650 per sq ft turnkey band Seattle DADU builders published in 2025–2026 (the hard-cost split is this report's allocation of that turnkey figure, not a builder quote); site-specific adders are listed separately). Adding the S8.6 envelope for this parcel gives the turnkey figure; the two are the builders' published all-in number itemised, not two costs. Site-specific adders here: longer utility runs and side-yard access (+\$8,000–\$20,000); side sewer repair or replacement (+\$8,000–\$25,000). Detached-cottage rents for this size run \$2,525–\$2,800 per month (Cross-source median of Seattle asking rents (Zillow, Zumper, Apartment List, Apartments.com/GPS Renting, RentCafe) (2026-09-18); North Seattle (Ballard · Fremont · Wallingford · Green Lake table) — nearest published table; your neighborhood is Licton Springs 2-bedroom asking rent 2800 (◇)). ◇

Nearby DADU permits declare a median construction value of \$177,872 ★ (citywide \$196,270 ★). The declared value on a permit is the construction valuation SDCI sets the permit fee on — in practice the Building Valuation Table rate (about \$186 per sq ft; the 2026 fee summary prices a 500 sq ft DADU at \$93,145) times floor area, or the contractor's building-shell figure. It leaves out design and engineering, permit and utility fees, the utility connection, site work and contingency, and it is a schedule rate, not a 2026 bid. The \$177,872 median for nearby DADU permits therefore implies a unit of roughly 955 sq ft, not a \$177,872 build; at the engine's band that floor area costs \$420,000–\$616,000 design & build before this parcel's fees — 2.9× the declared median, which is the expected ratio, not a discrepancy. Sources: Section 12.

Action needed: Pull exact trade-permit, side-sewer, drainage-SDC and water-connection figures from the City's fee estimator and SPU at application; those are the only material un-quoted dollars.

SECTION 9

Property Tax & Separate Sale (Washington)

Washington framing. King County revalues every parcel at market value every year; there is no acquisition-value tax cap and no one-time "supplemental" reassessment.

S9.1 Property Tax Impact (annual reassessment)

Adding a DADU increases the parcel's improvement value at market, and the added value is taxed at the consolidated King County / Seattle levy rate in the following tax year. The standard Seattle residential rate is about \$9.9 per \$1,000 of assessed value (about 0.99%). ◇ The current assessed value is \$772,000 (land \$490,000 + improvements \$282,000). ★

Additional annual tax = added improvement value x 0.0099. As an illustration only (not a value estimate), each \$100,000 of added assessed value adds about \$990 per year at the current rate. The actual added value is set by the King County Assessor at the next annual revaluation after the DADU is built. ◇

King County revalues every parcel at market value annually; a DADU's value appears on the next roll and is taxed at the consolidated levy rate (9.9/\$1,000 in 2026). ★

S9.2 Selling the DADU Separately

Verdict: YES — a DADU may be sold separately as a condominium unit. The City may not prohibit the conveyance (SMC 23.42.022.K; RCW 36.70A.681(1)(k)), but the sale itself is not automatic: creating the unit runs through the Washington Condominium Act (RCW 64.34) or a unit-lot subdivision, with lenders and insurance. ★

- **Condominium creation (primary, expressly permitted).** State law bars a city from refusing the conveyance of a condominium unit because it was originally built as an ADU (RCW 36.70A.681(1)(k)), and Seattle's code says the same (SMC 23.42.022.K). The owner records a condominium declaration creating two units (house + DADU) and conveys the DADU by deed; the declaration and lender work are a matter for an attorney and lender. ★
- **Unit-lot subdivision (alternative).** Seattle's unit-lot subdivision process can split the parent lot into separate fee-simple unit lots, one per building. The local mechanics are not verified here; confirm with SDCI. ◇

Either route adds cost (declaration / survey / legal, or a subdivision application) and is a post-construction structuring decision, not a prerequisite to building. There is no owner-occupancy bar to selling. ★

Verbatim — state mandate (RCW 36.70A.681(1)(k)): "A city or county may not prohibit the sale or other conveyance of a condominium unit independently of a principal unit solely on the grounds that the condominium unit was originally built as an accessory dwelling unit."

Action needed: If separate sale is a goal, confirm the unit-lot-subdivision option and condominium-declaration steps with the City (see Section 11).

SECTION 10

Permitting: How Long It Takes

Path: a straight SDCI building (construction) permit — no Master Use Permit, no environmental (SEPA) review, and no required design review. ★

A DADU is permitted by the Seattle Department of Construction & Inspections (SDCI) through the Seattle Services Portal as a construction permit. Three independent reasons keep it off the discretionary track:

- **1. No Master Use Permit** — a code-compliant single DADU on a NR lot triggers no discretionary land-use component. ★
- **2. No environmental (SEPA) review** — a single small residential unit is categorically exempt. ◇ (exact threshold confirms on the intake checklist)
- **3. No required design review** — house-scale DADUs in NR are exempt, and state law bars stricter ADU design review than for principal units. ★

Because the parcel is ECA-free, no ECA special review or ECA-driven geotechnical study applies; this is what keeps the project on the simplest path. ★

S10.1 Pre-Approved vs Custom

Seattle's pre-approved DADU program offers site-plan-only review. Inferred from DADU permits issued since 2024 whose description names a standard plan: 25th–75th percentile 40–104 days (median 62 days) ◇ (SDCI's permit dataset carries no pre-approved flag, so this split is inferred from the permit description). The City's own figure ("as quickly as 2–6 weeks for most sites") is quoted as the City's claim ◇. Custom DADU permits over the same period run a 25th–75th percentile of 80–209 days (median 138 days) across 1,062 permits ★. A DADU permit is already on file for this lot (7132938, Permit Issued, issued 2026-05-12). if the unit under construction is an ADU, one ADU slot remains; if it is a principal unit under middle housing, both ADU slots remain. If the permitted DADU is not yet built, the remaining capacity and lot coverage should be checked against that design rather than the 2023 footprint. The SDCI permit 7132938 is addressed to [address withheld] while the Assessor attributes it to Owner's property · Licton Springs (address withheld); confirm which parcel owns the permit before treating a slot as used. Precedent 7008101 ([address withheld]) went from application 2024-02-14 to issuance 2024-02-19 — 5 days, an unusually fast interval worth confirming before relying on it.

	PRE-APPROVED	CUSTOM
Permit time (application to issuance)	6–15 weeks ◇	11–30 weeks ★
Plan-review fee	Lower (site-plan-only) ★	Higher (full review) ★
Program fit	Limited by the catalog ◇	Full — any program within the 1,000 sq ft cap ★
Design	Fixed catalog designs; site plan only	Bespoke design; architect or designer required
Construction	6–10 months ◇	6–10 months ◇

S10.2 Timeline (custom path)

STEP	DURATION	NOTES
Pre-application prep (site plan, survey, design)	4–10 wk ◇	Before the permit clock — survey, arborist and design precede application; not part of the application-to-issuance range below
Screening + electronic intake	2 wk ◇	Seattle Services Portal
First plan-review cycle	4–13 wk ◇	Multi-discipline review
Correction cycle(s)	4–13 wk ◇	About 4 weeks per cycle, two cycles typical
Permit issuance	1–2 wk ◇	Pay the remaining 25% of the fee The step-by-step table is a planning breakdown allocated to the headline range, so the parts add up to the headline.

S10.3 Local precedent — 8 DADU permits shown (of 20 within a quarter mile) ★

ADDRESS	PERMIT	STATUS	APPLIED / ISSUED	DECLARED VALUE	LOT
[address Withheld]	7059709	Permit Issued	2024-12-19 / 2025-08-19	\$179,169	4,553 sq ft
[address Withheld]	7042154	Permit Finaled	2024-08-22 / 2024-12-13	\$204,433	6,599 sq ft
[address Withheld]	6997397	Permit Finaled	2023-11-21 / 2024-03-20	\$166,080	4,552 sq ft
[address Withheld]	7008101	Permit Finaled	2024-02-14 / 2024-02-19	\$166,080	8,698 sq ft
[address Withheld]	6950519	Permit Issued	2023-02-28 / 2024-02-15	\$182,024	5,739 sq ft
[address Withheld]	6900088	Permit Issued	2022-10-21 / 2023-02-21	\$165,000	5,678 sq ft
[address Withheld]	6909573	Permit Finaled	2023-01-11 / 2023-02-15	\$177,872	10,149 sq ft
[address Withheld]	6907436	Permit Finaled	2022-06-23 / 2022-09-08	\$165,132	6,001 sq ft

Median declared construction value of these permits: \$177,872 ★ — the SDCI fee valuation, not what the units cost to build (about 955 sq ft at the Building Valuation Table rate; see S8.7 for how it maps to the construction band).

Action needed: Book an SDCI pre-application conference before the design contract; it fixes the separation, coverage and tree questions that otherwise surface as correction cycles.

SECTION 11

Action Items: What to Do, in Order

Each action is an imperative with an owner and a cost / time. The first is the decisive action — everything else depends on it. Owner = the property owner and their design-build team.

#	DO THIS	OWNER · COST / TIME	WHY IT MATTERS	HOW TO RESOLVE
1	Confirm the pending permit (permit 7132938-CN, issued 2026-05-12) and its site plan before relying on any fit or slot conclusion.	Owner + SDCI — Free (Seattle Services Portal) · Days to 1 week	Everything below — slots, coverage, FAR, density, front setback and the clear zone — depends on resolving what this unit is.	Pull permit 7132938-CN attachments on the Seattle Services Portal, compare them to the Assessor building record, and confirm the bedroom count and gross floor area with SDCI.
2	Have the tank that was left in the ground located and its condition assessed	Owner + licensed UST decommissioning contractor — Quoted by the contractor; not published as a rate · 1–2 weeks	An abandoned tank under the pad, the footings or the utility trench turns into a removal — and possibly a soil remediation — mid-permit, and it is a disclosure item on sale	Give a licensed UST decommissioning contractor the permit number (3-52901) and ask for a locate plus a soil screen; the Seattle Fire Department record is at https://data.seattle.gov/d/xvj2-a16y
3	Commission a boundary + topographic survey	Owner + licensed surveyor — \$1,500–\$4,000 · 2–4 weeks	Parcel polygons are ±2 ft; setbacks are measured from surveyed lines	Licensed surveyor
4	Commission arborist tiering of trees within ~10 ft of the footprint	Owner + ISA-certified arborist — \$400–\$1,200 · 1–2 weeks	A Tier 2 (24 in+) tree constrains siting or triggers protection measures	ISA-certified arborist; ask for tiers and root protection areas drawn on the site plan
5	Order a side-sewer camera inspection and SPU preliminary charge estimate	Owner + side-sewer contractor + SPU — Camera ~\$300–\$500; SPU estimate free · 1–2 weeks	The main un-quoted dollars; older side sewers reset budgets	Any side-sewer contractor for the camera; request the preliminary charge estimate through SPU Development Services (https://www.seattle.gov/utilities) with the DADU's new hard-surface area
6	Confirm the completed 200 A service covers both dwellings	Owner + City Light — No fee to request · Response in weeks	The service was already permitted and completed (permit 7160480-EL); no new upgrade request is needed unless the second unit needs a separate meter.	Ask City Light whether the completed service serves both dwellings or a second meter is required.
7	Shortlist pre-approved plans that fit the measured zone	Owner — Free (ADUniverse gallery) · Days	Decides custom vs pre-approved and the fee/timeline swing	Review the ADUniverse pre-approved DADU gallery; confirm eligibility with SDCI's ADU desk

#	DO THIS	OWNER · COST / TIME	WHY IT MATTERS	HOW TO RESOLVE
8	Confirm exact DADU-to-house separation with SDCI	Owner + SDCI — Free (coaching session) · Days	The most siting-sensitive standard	SDCI coaching session (free) or a pre-application question

Sequence

- 1. An existing DADU permit is already on file for this address. if the unit under construction is an ADU, one ADU slot remains; if it is a principal unit under middle housing, both ADU slots remain; the second unit may be attached or detached (SMC 23.42.022.D (ADUs "may be attached, detached, or stacked") + C (no more than two per lot); RCW 36.70A.681(1)(c) requires two ADUs in any combination, including two detached — the second ADU need not be attached).
- 2. Book an SDCI coaching session (free, 20 minutes) with this report's envelope numbers and ask about the review path.
- 3. Have an ISA-certified arborist tier the trees on the lot and draw the root protection areas on the site plan.
- 4. Order a side sewer camera inspection and ask SPU for the side sewer card; confirm water meter size at the same time.
- 5. File a City Light Electric Service Request to learn what a second meter or a 200 A upgrade costs on this block.
- 6. Only then hire the designer: with these answers a design contract can be scoped to the real constraints.

SECTION 12

References / Source Index

Primary government records, official code text and official data captured during this study, plus the builder and architect pages the construction-cost band (\$8.7) rests on. Tier 1 = government/official; Tier 2 = licensed-professional guidance (the cost band's sources, each with the scope it states and the date it was read); Tier 3 = listings/news/imagery.

#	SOURCE	TIER
1	Seattle Municipal Code Chapter 23.44 (Neighborhood Residential zone standards), current text (Ordinance 127376) — library.municode.com	Tier 1
2	Seattle Municipal Code § 23.42.022 (Accessory Dwelling Units), current text — library.municode.com	Tier 1
3	Seattle Municipal Code § 23.84A.002 (definition of "Alley") — library.municode.com	Tier 1
4	Seattle Municipal Code Chapter 25.11 (Tree Protection) and § 23.44.120 (tree points) — library.municode.com	Tier 1
5	Seattle Municipal Code Chapter 25.09 (Environmentally Critical Areas) — library.municode.com	Tier 1
6	RCW 36.70A.680 / .681 (ADU state preemption); RCW 36.70A.635 (middle housing) — apps.leg.wa.gov	Tier 1
7	King County parcel boundaries and Assessor attributes via Seattle GIS (Parcel_Boundary, PARCEL_GEO, tax parcel centroids) — seattle.gov / kingcounty.gov	Tier 1
8	SDCI current zoning and overlays (Current_Land_Use_Zoning_Detail, Zoning_Overlays), point-verified — seattle.gov	Tier 1
9	City of Seattle Master Address File; SDOT Street Network Database; Legal Right-of-Way polygons — seattle.gov	Tier 1
10	Seattle building outlines 2023; Seattle tree canopy and crown LiDAR 2021 — seattle.gov	Tier 1
11	SDCI Environmentally Critical Areas layers (steep slope, landslide, liquefaction, peat, flood, wetland, riparian, wildlife, landfill) — seattle.gov	Tier 1

#	SOURCE	TIER
12	Seattle Public Utilities DWW mainlines, water mains and services, sewer classification areas, drainage basins — seattle.gov	Tier 1
13	Seattle City Light distribution lines, poles, underground structures, electrical service representative districts — seattle.gov	Tier 1
14	SDCI residential permit records (issued and finalized ADU/DADU permits with application and issue dates) — seattle.gov	Tier 1
15	SDCI 2025 Fee Summary (DADU worked example; base hourly rate) and "How Much Will Your Permit Cost" — seattle.gov	Tier 1
16	King County sewer capacity charge (2026 rate \$77.99/RCE/month; DADU 0.59 RCE) — kingcounty.gov/en/dept/dnrrp/waste-services/wastewater-treatment/sewer-system-services/capacity-charge	Tier 1
17	Seattle Public Utilities drainage rates (2026 residential tier table) and side-sewer / drainage-SDC guidance — seattle.gov	Tier 1
18	King County 2026 codes and levies rate table — kingcounty.gov	Tier 1
19	USGS 3DEP elevation point query — nationalmap.gov	Tier 1
20	King County Assessor eReal Property record — https://blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=withheld	Tier 1
21	Residential underground storage tank (UST) decommissioning permits — Seattle Fire Department (Seattle Open Data); snapshot dated 2026-09-23, permits issued 1996-07-02 through 2026-09-22 — https://data.seattle.gov/d/xvj2-ai6y	Tier 1
22	FEMA National Flood Hazard Layer (NFHL) MapServer, layers 28 + 3	Tier 1
23	WA DNR Geologic Information Portal, Public_Geology/Ground_Response	Tier 1
24	Seattle short-term rental business regulations — seattle.gov	Tier 1
25	SDCI 2026 Fee Summary — DADU project value worked example (SDCI 2026 Fee Summary worked example: 500 sq ft DADU project value \$93,145 (retrieved 2026-09-21)); the "declared value" on permit records is this fee valuation — seattle.gov	Tier 1
26	Ballard Backyard Cottages — Cost to build a DADU in Seattle, 2025–2026 update — all-in (design, permits & fees, construction, utilities, site work, contingency); read 2026-09-21 — https://ballardbackyardcottages.com/cost-to-build-a-dadu-in-seattle-2025-2026-update/	Tier 2
27	Maksymov Brownstone — Pre-approved DADU plans in Seattle (2026-07-23) — construction per sq ft; separate lines for design, utilities, permits, foundation; read 2026-09-21 — https://www.mbremodels.com/pre-approved-dadu-plans-in-seattle-what-they-save-what-they-dont-and-why-2026-is-an-unusual-year-to-decide/	Tier 2
28	Piper Cole Architects — Seattle backyard cottage complete guide 2026 (2026-06-01) — project totals by size, architect fee separate; read 2026-09-21 — https://pipercolearchitects.net/seattle-backyard-cottage-complete-guide-2026/	Tier 2
29	Kolmo — Seattle ADU cost 2026 (2026-01-08) — itemised total incl. permits & design; no size stated (outlier low); read 2026-09-21 — https://www.kolmo.io/blog/how-much-does-it-cost-to-build-an-adu-in-seattle-2026-guide	Tier 2
30	Emerald City Construction — DADU cost in Seattle (updated 2025-12) — per sq ft and totals; permits, utilities, foundation also listed; read 2026-09-21 — https://www.emeraldcitybuild.com/blog/how-much-does-a-detached-accessory-dwelling-unit-cost-in-seattle-wa-and-the-eastside	Tier 2
31	Construction-cost band derivation: \$420–\$616 per sq ft design & build for a new Seattle DADU, 2025–2026 — hard construction \$375–\$550 per sq ft plus 12% soft costs (design, engineering, contractor overhead), before permits, studies & site prep, which are priced separately for this parcel; with a typical fee envelope added it sits inside the \$400–\$650 per sq ft turnkey band Seattle DADU builders published in 2025–2026 (the hard-cost split is this report's allocation of that turnkey figure, not a builder quote); site-specific adders are listed separately (backend/lib/feasibility/rules.js, docs/claims.md)	Tier 2

This is a preliminary planning report based on publicly available City of Seattle and King County records. It is not a permit approval, legal opinion, survey, architectural design, engineering analysis, or an official City of Seattle determination. Verify all findings with licensed professionals and the City before making financial, design, permitting, or construction decisions. ★ official record or measured figure; ◇ planning estimate to validate (Section 11).

SECTION 13

Feasibility Score Methodology

How the **64/100 (Workable with conditions)** score is built. Each line adds or subtracts points; the inputs are marked as they appear in the rest of this report (★ official/measured, ◇ modeled, ● your input). The sum of the weights equals the score, clamped to 15–95.

FACTOR	WEIGHT	INPUT	
Baseline	+60	starting score for any Seattle lot	◇
Neighborhood Residential zone	+5	zone NR	★
North side yard envelope fits a cottage	+12	measured clear rectangle	★
Utility watch flags	-6	SPU / City Light records	★
An ADU slot is already used	-10	SDCI permit records	★
DADUs already built nearby	+3	20 nearby DADU permits	★

A real slot consumed (a unit already under construction or permitted, its location unknown) can lower this score; an address discrepancy between two addresses on the same parcel does not, by itself. Here the permit is addressed to [address withheld] while the Assessor files the parcel under Owner's property · Licton Springs (address withheld); that address alias is not scored. The "An ADU slot is already used" line above is this lot's slot penalty; the unit's floor area and bedroom count are unresolved, which is why the fit and slot conclusions read conditional.