



STOCK PLAN PROGRAM

Form updated
2/2024

Physical Address:

Auburn City Hall Annex, 2nd Floor
1 E Main St

Mailing Address:

25 W Main St
Auburn, WA 98001-4998

Webpage & Email:

www.auburnwa.gov
permitcenter@auburnwa.gov

Phone and Fax:

Phone: (253) 931-3090

PROJECT INFORMATION

The Stock Plan Program allows a residential home builder to construct the same stock home on multiple lots within the City limits. The builder is responsible for full plan review fees for the initial plan review of the original stock plan. For a typical 3,000-ft² home, the plan check fee would be approximately (based on total valuation) \$2,500. The plan review fee for all subsequent lot specific permit reviews is \$239. Another benefit is that once the original Stock Plan has been approved, the lot specific permit applications will be expedited through a fast-track application review process (typically one week).

Upon approval, Stock Plans are valid throughout the code cycle under which they were designed. New Stock Plan applications are required if proposed to be utilized after the date of new code adoption.

Note: The City strongly encourages builders to arrange a meeting prior to submittal of the first Stock Plan for a project. At that meeting, additional guidance will be provided by staff to help ensure the submittals are complete.

PROGRAM ELIGIBILITY

Single-Family Homes and Duplexes are eligible if not located within or adjacent to a critical area such as a steep slope.

Stock Plans can be utilized in multiple subdivisions provided they are designed for the most conservative site conditions (soil bearing capacity).

The original approved Stock Plans, correctly oriented (left or right), must be present on-site during building construction and inspection.

APPLICATION CHECKLIST

- ☐ Complete Application at MyBuildingPermit.com
- ☐ Plan Check Fee
- ☐ Construction Plans for each Left and Right option
- ☐ Engineering Documents
- ☐ Energy Calculations and Forms
- ☐ Footprint Drawing showing Roof Drip Line of Building**

* See Additional Information for MBP.com permit pathway.

**Include all decks, cantilevers, fireplace chases, rain gutters, and extensions from wall line.

ELIGIBLE VARIATIONS

- Bay window
- 2 and 3 car garages
- Deck and porch options
- 2 floor systems (I-joist, solid lumber, web joist)
- 2 roof layouts*

*No structural changes are permitted below the top plate (headers should be sized per the most conservative design load conditions).

REVISIONS TO APPROVED STOCK PLANS

General revisions to an approved Stock Plan are not permitted. However, for a limited revision, the following options are possible:

1. For a one time, lot specific revision, revised sets of plans can be submitted with the lot specific building permit application. The approved plans will be useable only on the specified lot. For the review of these changes, the hourly rate for additional plan review as adopted by the current fee schedule will be assessed.
2. For a revision proposed for future use on multiple lots, a new Stock Plan application and full set of revised plans will be required for submittal. Under this proposal, a new Stock Plan number will be assigned for the revised plan. If the proposed revisions are relatively minor in nature, the revised submittal will be processed as a fast track.

ADDITIONAL INFORMATION

All original approved plans must be on-site during building construction and inspection along with the lot specific permit card and the corresponding approved site plan.

Note: The building inspector is authorized to approve minor modifications to approved plans during site inspections. Any modifications that require professional documentation must be available on-site at every applicable lot under construction.

Making changes to the selections below will result in losing any data saved for this application.

Application Type	Building: Permits for construction, modification or demolition of a building or structure.	Change Selection
Project Type	Single Family Residential: 1 or 2 unit dwellings and all buildings and structures accessory to this use.	Change Selection
Activity Type	New Construction: Construction of a new structure, including the placement of a premanufactured or relocated structure.	Change Selection
Scope of Work	Registered Basic-Single Family Residential: Single Family Residential Registered Basic Plan	Change Selection

Thank you for your interest in the City of Auburn's Residential Stock Plan program.

Purpose: The application type you have chosen is intended for the review and approval of a single-family residential construction plan for use as a Stock (or basic) plan

Stock Plan Program Overview

Key Benefits:

- The Stock Plan Program allows a residential home builder to construct the same stock home on multiple lots within the City limits.
- The builder is responsible for full plan review fees for the initial plan review of the original stock plan. The plan review fee for all subsequent site-specific permit reviews is a reduced, flat-fee.
- Once the original Stock Plan has been approved, the lot specific permit applications will be expedited through a fasttrack application review process (typically one week).

Program Requirements:

- GARAGE ORIENTATIONS (LEFT / RIGHT) MUST BE SUBMITTED INDIVIDUALLY. No combined or "mirrored" plan sets.
- Single-Family Homes and Duplexes are eligible if not located within or adjacent to a critical area such as a steep slope.
- Stock Plans can be utilized in multiple subdivisions provided they are designed for the most conservative site conditions (soil bearing capacity)
- Upon approval, Stock Plans are valid throughout the code cycle under which they were designed. New Stock Plan applications are required if proposed to be utilized after the date of new code adoption.
- The original approved Stock Plans, correctly oriented (left or right), must be present on site during building construction and inspection.

For Construction of a Site-Specific Single-Family Residence using an Approved Stock Plan: Please apply by selecting Building / Single Family Residential / New Construction / Residence. In the "Registered Basic Plan Number" application field, be sure to put your Auburn STK plan number (for example, STK22-0001).

If you are NOT using the Stock Plan Program and are looking to apply for a New Single Family Residential Building Permit: Please apply by selecting Building / Single Family Residential / New Construction / Residence

If You Need Help: If you're unsure about permitting requirements, please feel free to email the [Permit Center](#)

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