



Adult Family Homes

What are Adult Family Homes?

These are residential homes licensed to care for up to six non-related residents. They provide room, board, laundry, necessary supervision, and necessary help with activities of daily living, personal care, and social services. Adult family homes are regulated by the WA State Department of Health and Social Services.

Can any home be used as an adult family home?

Not every home can be used for an adult family home. Water, sewage disposal, and required modifications (if any) may affect whether the home can meet the regulations.

To operate an adult family home in Thurston County, you must provide water from an approved public water system.

A maximum of 6 clients are allowed if you are connected to a sewer system.

If the residence is served by an on-site sewage (septic) system you will need to have the sewage system evaluated by a licensed sewage system designer and a report submitted for review. An On-site Sewage System Application and fee is required for this review. The sewage system will need to be approved for the proposed use.

Do I need a permit for an Adult Family Home?

Yes. The International Residential Code requires homes be permitted and comply with International Residential Code section R325.

How do I Apply?

Submit a complete application package to the Building Development Center with the applicable fee.

1. Master Application - <https://www.co.thurston.wa.us/permitting/apps-forms/master/master-application-ma001.pdf>

2. Inspection for Adult Family Home Application - https://www.co.thurston.wa.us/permitting/apps-forms/subapps/Res_subapps/WABO-inspection-for-adult-family-home.pdf
3. WABO Inspection Checklist Form - <https://www.dshs.wa.gov/sites/default/files/ALTA/rcs/documents/afh/AFH%20Local%20Building%20Inspection%20Checklist.pdf>
4. Floor Plan
5. Septic System Application and fee, if applicable
6. Evaluation of Septic System by licensed designer, if applicable
7. Special Inspection Fee \$110

What Form of Payment is Accepted?

The BDC accepts, check, credit card, and cash. A 2.35 percent transaction fee will apply with credit card payments.

Review Process and Timing

If the application is complete, a project tracking number is assigned and routed to the applicable reviewing department(s). Timelines vary depending on the type of application. Refer to the information bulletin attached to each specific Supplemental application for additional information.

Hours of Operation

The BDC is open Monday through Friday from 8 a.m. to 4:00 p.m. Arrive no later than 3:30 p.m. if submitting an application.

I Still Have Questions...

For additional information, speak with a staff member at the BDC. Contact information is listed below. You may also review all Thurston County Codes online at www.thurstoncountybdc.com.

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Building Development Center

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