



City of Tukwila

Department of Community Development

6300 Southcenter Boulevard, Suite #100

Tukwila, Washington 98188

Phone: 206-431-3670

Web site: <http://www.TukwilaWA.gov>

COMMERCIAL NEW OR ADDITIONS

DOCUMENTS

- Completed Construction Permit Application
- Plan Review Fee – contact the Permit Center for fee estimate 206-431-3670.
- Certificate of water/fire flow availability. Contact the Public Works Department at 206-433-0179 for servicing district.
- Certificate of sewer availability. Contact the Public Works Department at 206-433-0179 for servicing district.
- Metro: Non-Residential Sewer Use Certification form.
- Three (3) sets of structural calculations – include load of water-filled sprinkler piping.
- Three (3) sets of soils report.
- Two (2) sets of the Washington State Non-Residential Energy Code Compliance form. 2015 WSEC Commercial Provisions – Compliance Forms are available on line at: <http://www.neec.net/energy-codes/>.
- Food service establishments. Approval of plans and final acceptance of the permit from the King County Department of Public Health is a requirement after final inspection approval of the associated permits issued by the City.
- Washington State Department of Labor and Industries valid contractor's license required at the time of permit issuance.
- Current City of Tukwila business license required at time of permit issuance.

PLANS – 5 sets of working drawings

- * Minimum size 11" x 17" to maximum size of 24" x 36"; all sheets shall be the same size.
- * All drawings shall be at a legible scale and neatly drawn.
- * All drawings and structural calculations shall be prepared and stamped by a registered architect or professional engineer licensed in the State of Washington.

- Cover Sheet
 1. Index to drawings (list all drawings and sheet number)
 2. Site address and parcel number (if previously assigned)
 3. Legal description.
 4. Project description.
 5. Occupancy classification per International Building Code.
 6. Building area (square footage of all floors and area of work)
 7. Vicinity map showing location of site
- Site Plan (Building site plan and utility plans are to be combined)
 8. North arrow.
 9. Property lines, dimensions, setbacks, name of adjacent roads and any proposed or existing easements.
 10. Parking analysis of existing and proposed capacity; proposed stalls with dimensions.
 11. Location of driveways, parking, loading and service areas.
 12. Dumpster and recycle collection location, screening and area calculations.
 13. Limits of clearing/grading with existing and proposed topography at 2' intervals extending 5' beyond the property boundary.
 14. Identify erosion control measures and tree buffer protection measures.
 15. Identify location of sensitive area slopes 15% or greater, wetlands, watercourses and their buffers.
 16. Identify location and size of all significant trees and the location of any sensitive areas and buffers or the shoreline zone. Identify any trees to be removed and location, size and species of any replacement trees (Title 18, City of Tukwila Zoning Code).

(CONTINUED)

17. Landscape plan with irrigation and existing trees to be saved by size and species.
18. Location of high water mark of the Green/Duwamish River if the site is located within 200' of the high-water mark.
19. Lowest finished floor elevation (if in flood control zone).
20. Exterior lighting compliance with Washington State Energy Code.
21. See Public Works checklist for detailed civil/site plan information required for Public Works review.

- Floor Plan: provide floor plans, cross sections, framing detail, door and window schedules etc.
- Building Elevations: include dimensions of all building facades and major architectural elements; height analysis.
- Electrical: show emergency lighting and energy code compliance.
- Mechanical Drawings: provide for reference (separate permit required).
- Structural Drawings: provide detail of sprinkler hangers, pipe, duct and vent penetrations in structure.
- Plumbing Drawings: provide plan view and isometric drawings of DWV and Water supply. Specify all pipe sizes. Include plumbing fixture schedule and specify fixture units. Include details and specifications for roof drains if applicable (separate permit required).