



# 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>

## REROOF Commercial Buildings

### **DOCUMENTS**

- Complete Construction Permit Application
- Plan Review Fee – contact Permit Center for fee estimate 206-431-3670.
- Washington State Department of Labor and Industries valid contractor's license required at time of permit issuance.
- Current City of Tukwila business license required at time of permit issuance.
- Preliminary Inspection per International Building Code Section 109.2. This inspection will be scheduled at the time of permit application.
- Separate permit required from the Tukwila Fire Department for asphalt kettles – 206-575-4407.

### **PLANS – 2 sets of working drawings and documentation** Minimum sheet size 11" x 17", maximum sheet size 24" x 36".

- Site plan to include:
  1. North arrow and scale
  2. Vicinity map
  3. Address or parcel number
  4. NOTE: A building roof plan is required for partial roofing replacement. Plan shall locate area of work.
- Provide written narrative describing existing roof, and roofing material to be installed.
- Provide roofing manufacturer's specification and listing for fire retardant rating.

### **GENERAL**

Material and methods of application used for recovering or replacing an existing roof covering shall comply with the requirements of Chapter 15 of the International Building Code.

### **STRUCTURAL AND CONSTRUCTION LOADS**

Structural roof components shall be capable of supporting the roof-covering system and the material and equipment loads that will be encountered during installation of the system.

### **RECOVERING vs REPLACEMENT**

New roof coverings shall not be installed without first removing all existing layers of roof coverings where any of the following conditions occur:

1. Where the existing roof or roof covering is water soaked or has deteriorated to the point that the existing roof or roof covering is not adequate as a base for additional roofing.
2. Where the existing roof covering is wood shake, slate, clay, cement or asbestos-cement tile.
3. Where the existing roof has two or more applications of any type of roof covering.

## REROOF – Commercial Buildings (cont.)

## **REPLACEMENT**

Per Section 1132.1 of the Washington State Non-Residential Energy Code, installation of insulation is required under the following conditions:

1. The roof membrane is being replaced (existing torn down to bare deck) and the roof sheathing or roof insulation is exposed; or there is not existing roof insulation below the deck.
2. Insulation values required:
  - **Electrical resistance heating:** R-30 or U= 0.034
  - **All other space heat types** including heat pumps: R-21 or U= 0.050
  - **Semi-heated space:**  
R-9 insulation installed entirely outside of the roof structure, or  
R-11 insulation installed inside or within a wood roof structure, or  
R-19 insulation installed inside or within a metal roof structure