



# 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>

## SINGLE FAMILY RESIDENTIAL REMODEL-ADDITION

### **DOCUMENTS**

- Completed Construction Permit Application
- Plan Review Fee – contact the Permit Center for fee estimate 206-431-3670
- Structural calculations – when applicable (2 sets).
- Soils report – when applicable for additions (2 sets).
- Washington State Department of Labor and Industries valid contractor's license required at time of permit issuance. (Contact permit center 206-431-3670 for information where homeowner proposes doing the work in lieu of contractor.)
- Current City of Tukwila business license required at time of permit issuance (Contractors).

### **PLANS – 4 sets of working drawings and documents**

\* Minimum size 11" x 17" to 24" x 36"; all sheets shall be the same size.

\* All drawings shall be at a legible scale and neatly drawn.

\* The Building Official may require the drawings be prepared by a registered architect or professional engineer. If required, the drawings and structural calculations shall be stamped by the licensed professional.

- Cover Sheet
  1. Index to drawings (list all drawings and sheet number)
  2. Site address and parcel number
  3. Project description.
  4. Building area (square footage of all floors and area of work and if applicable the building addition)
- Site Plan
  1. North arrow.
  2. Proposed or existing access road/drive; parking plan when applicable.
  3. Building setback from property lines.
  4. (For additions) Public Works review requires the following on the site plan: driveway location (10' minimum – 20' maximum width), water and sewer lines, storm drainage system and downspouts.
  5. Identify location of sensitive areas slopes 15% or greater, wetlands, watercourses and their buffers (Additions).
  6. 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) when applicable.
- Foundation plan and details – including footing drains and discharge system. Specify all foundation and framing point of connections with specific connection details.
- Floor plan(s) and floor framing plan(s). Name all existing rooms and proposed new rooms or spaces. Walls to be identified by minimum double lines. Show all exterior openings (Doors and Windows) with sizes. Specify egress windows and safety glazing as applicable.
- Roof plan and roof framing plan. Details for connecting to existing roof or building.
- Building elevations (all views). On sloping sites show: grade plane (see IRC Section R202), existing grade, lowest existing grade and lowest finish grade (on all views).
- Elevation cut views (cross sections) with sufficient detail to describe the exterior building envelope. Also, to show alterations to the existing building floor to ceiling or roof. Clearly identify existing construction and show new construction either by differentiated hatched lines or clouded.
- Structural framing plans and details as necessary to clearly describe construction. Provide sufficient dimensions for all views of plans and details. Notes shall be clear to describe hardware, fasteners, and types with sizes of materials.