



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>

COMBINATION (NEW) SINGLE FAMILY RESIDENTIAL

DOCUMENTS

- Completed Combination Permit Application
- Plan Review Fee – contact the Permit Center for fee estimate 206-431-3670
- Certificate of sewer availability. Contact the Public Works Department at 206-433-0179 for servicing district. Current City of Tukwila business license required at time of permit issuance.
- Metro: Residential Sewer Certificate (if Tukwila Sewer District)
- King County Health Department approval for septic – 206-296-4932
- Structural calculations – when applicable (2 sets).
- Soils report – when applicable (2 sets).
- Washington State Energy Code Compliance form for building envelope, penetration (windows), and heating and/or cooling design load calculations for sizing HVAC equipment per ACCA Manual 8.
- 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.

PLANS – 4 sets of working drawings and documents

* Minimum size 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 (if previously assigned)
 3. Project description.
 4. Building area (square footage of all floors and area of work)
- Site Plan (building site plan and utility plans may be combined)
 1. North arrow.
 2. Existing fire hydrant location(s) or new hydrant within 250 feet of the structure.
 3. Proposed or existing access road/drive; parking plan.
 4. Building setback from property lines. Any proposed or existing easements must be shown on the plan.
 5. Public Works review requires the following on the site plan: driveway location (10' minimum – 20' maximum width), show proposed or existing power, water and sewer lines, storm drainage system and downspouts.
 6. Lowest building elevation if in Flood Control Zone.
 7. Estimated/proposed topography at 2' intervals and proposed finish floor elevation of lowest floor level.
 8. Identify location of sensitive areas slopes 15% or greater, wetlands, watercourses and their buffers.
 9. 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)
 10. Identify location of high water mark or the Green/Duwamish River if the site is located within 200' of the high-water mark.
- Foundation plan and details – including footing drains and discharge system.
- Floor plan(s) and floor framing plan(s)

(Continues)

- Roof plan and roof framing plan.
- 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 view).
- Wall sections or building cross sections with sufficient detail to describe the exterior wall envelope.
- Structural framing plans and details as necessary to clearly describe construction.
- A fire sprinkler permit from the Fire Department is required for the installation of the automatic fire sprinkler system per Ordinance No. 2436.