



CITY OF TUKWILA

Department of Community Development

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Tukwila, WA 98188

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CURRENT CODES LIST

-BUILDING
-ELECTRICAL
-FIRE
-MECHANICAL
-PLUMBING

Tukwila Municipal Code – [Title 16 – Buildings and Construction](#), CHAPTER 16.04 BUILDINGS AND CONSTRUCTION 16.04.020 Codes Adopted.

A. Effective **March 15, 2024**, established by the State Building Code Council, the specified editions of the following model codes are adopted by reference as if fully set forth and as numerated in [Chapter 19.27 RCW](#):

- 2021 International Building Code with statewide amendments ICC/ANSI A117.1-09, Accessible and Usable Buildings and Facilities, with statewide amendments.
- 2021 International Residential Code with statewide amendments.
- 2021 International Mechanical Code with statewide amendments.
- 2021 International Fuel Gas Code with statewide amendments (part of the International Mechanical Code (IMC) adoption).
- 2021 Liquefied Petroleum Gas Code (NFPA 58).
- 2021 National Fuel Gas Code (NFPA 54) (for LP Gas installation only).
- 2023 National Electrical Code with statewide amendments.
- 2021 Uniform Plumbing Code with statewide amendments (Includes adoption of Appendices A, B, I and M).
- 2021 Washington State Energy Code.
- 2021 International Existing Building Code with statewide amendments found in the IBC.
- 2021 International Swimming Pool and Spa Code.

B. The International Building Code, 2021 Edition, as published by the International Code Council and as amended and adopted by the State of Washington. The following amendments are specifically adopted:

1. Work exempt from a building permit. Section 105.2 of the International Building Code, 2021 Edition, is amended to include provisions regarding the following work that is exempt from a building permit:

a. Work performed by the City of Tukwila and located in City of Tukwila right-of-way; work performed by Washington State Department of Transportation and

located in WSDOT right-of-way to include public utility towers and poles, mechanical equipment not specifically regulated in this code, hydraulic flood control structures including levees; provided that any structure or building constructed in a municipal or state right-of-way and intended to be used as any occupancy classification of the State Building Code is not exempt from the provisions of this code or the related permit requirements.

b. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet, and such structure is outside of and entirely separated, as prescribed by Code, from any existing building on the premises.

c. Fences not over 6 feet high.

C. The International Residential Code, 2021 Edition as published by the International Code Council and as amended and adopted by the State of Washington. The following amendments are specifically adopted:

1. Work exempt from a building permit. Section R105.2 of the International Residential Code, 2021 Edition, is amended to include provisions regarding the following work that is exempt from a building permit:

a. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet, and such structure is outside of and entirely separated, as prescribed by Code, from any existing building on the premises.

b. Fences not over 6 feet high.

D. The Uniform Plumbing Code, 2021 Edition, published by the International Association of Plumbing and Mechanical Officials, as amended and adopted by the State of Washington. The following amendments are specifically adopted:

1. All reference to and definition of "authority having jurisdiction" is deemed to refer to and shall mean the City of Tukwila Building Official.

2. Water Supply and Distribution. Cross connection control for premises isolation related to the City's public water system shall be in accordance with the City of Tukwila Public Works Department's "Development Guidelines and Design and Construction Standards." Cross connection control for premises isolation related to water purveyors outside of the City of Tukwila water system shall be in accordance with that water purveyor's policies and standards.

3. Sanitary Drainage. Side sewer, private sewer main extensions beyond a point defined in the plumbing code as the building drain, and required grease interceptors all within the City's sewer districts shall be in accordance with the City of Tukwila Public Works Department's "Development Guidelines and Design and Construction Standards," in conjunction with the Uniform Plumbing Code requirements. Sanitary drainage, side sewers, private sewer main extensions beyond the building drain and grease interceptors outside the Tukwila sewer district shall be in compliance with that purveyor's policies and standards.

E. The Washington Cities Electrical Code. Article 80.3 National Electrical Code: The 2023 Edition of the National Electrical Code (NFPA 70) is adopted by reference as if fully set forth.

1. Article 85.11 of the National Electrical Code, sections (A), (B) and (C), is amended entirely and replaced as follows: The authority having jurisdiction within the City of Tukwila shall mean the Building Official, and shall include the Chief Electrical Inspector or other individuals or jurisdictions when designated by the Building Official. All references to "Code Official" shall mean the City of Tukwila Building Official or designee. (Ord. 2705 §2, 2023; Ord. 2702 §2, 2023; Ord. 2648 §2, 2021; Ord. 2171 §1 (part), 2007;)

Related Building Code information is available on the [**International Code Council web site**](#) and the [**Washington State Building Code Council web site**](#).