



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>

CHANGING OUT WINDOWS and/or SIDING Multi-Unit Residential Buildings

Changing out and replacing older windows with new windows, and/or siding repairs or replacement, shall require a building permit. New windows shall comply with current Washington State Energy Code U-Values. Multi-unit residential buildings" shall require Special Inspections by Third Party inspector. (HB 1848)

DOCUMENTS

Complete Building Permit

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.

Provide documentation indicating who will be doing the special inspections.

PLANS – 4 sets of working drawings and/or documentation.

* Minimum sheet size 11" x 17".

* All drawings shall be at a legible scale and neatly drawn. Reduced size sheets shall not be accepted. (No exceptions)

Site Plan

1. Show the footprint of the building(s) on the lot.
2. If only replacing certain windows, cloud the location on the house footprint where windows are to be replaced.
3. If replacing siding, indicate or cloud the areas or specify that all shall be replaced which ever applies.

Information on the plans

1. Narrative of work to be done and indicate which windows or if all windows are to be replaced. Same as with replacing of siding.
2. Provide a floor plan and show all exterior work is to be performed.
3. Specify the type of windows i.e. vinyl, wood, aluminum etc. and provide the U-values per current energy code.
4. Specify sizes of all windows and identify which are egress windows for bedroom windows. Bedroom windows shall comply with building codes for emergency egress.
5. Identify any windows to be completely removed and filled in if applicable. Specify insulation in wall cavities and type of wall sheathing and finishes.
6. Identify windows to be enlarged and specify new header sizes with framing details, if applicable.
7. Provide sufficient details with material specifications for construction of the exterior enclosure of the building.

NOTE:

* Plans and documents shall be prepared by or under the direction of an architect or engineer. Inspections must be done by a licensed architect or engineer or other person with verifiable training and experience in building enclosure design and construction. The inspector may but need not be the person who prepares the design documents or who is the architect or engineer of record on the building project, but the inspector may not be a person who otherwise has a monetary interest in the project. The inspector has no liability for the inspection to anyone other than the project developer. No evidentiary presumption is created regarding the use of an inspector's report or testimony in any arbitration or trial.