

Reroof Commercial Buildings

Type: Demo, Rack, Reroof

Subtype: Reroof

Revised: 01.2025

City of Tukwila - Permit Center
6300 Southcenter Blvd, Suite 100,
Tukwila, WA 98188



www.tukwilawa.gov/departments/permit-center/

Commercial Reroof

This applies to commercial reroof projects.

Please see [Permit Exemptions 2021 Code](#)

for permitting requirements. The materials listed below must be submitted at the time of your application. Please ensure your files conform to City of Tukwila's electronic [Document Standards](#) prior to upload. Files that do not meet these requirements will result in the application being deemed incomplete.

NOTE: All files must be PDF

Applicable Regulations:

- [TMC Title 16 Buildings and Construction](#)
- [Contractor and Business License](#)
- [Washington State Energy Code Compliance Forms](#)

Resources:

- [Construction Portal & Fees](#)
- [Site Plan](#)
- [Cover Sheet](#)
- [Architectural Plans](#)
- [Structural Plans](#)
- [Document Standards](#)

Required Documents	Attachment File Name
Washington State Department of Labor and Industries valid Contractors License	Contractor License
Current City of Tukwila Business License	Business License
Site Plan Please see linked document for a more detailed description	Site Plan
Structural Calculations - If required, prepared by a registered design professional	Structural Calculations
Plans – Must be legible. Please ensure current IBC codes are clearly stated.	Attachment File Name
Cover Sheet Please see linked document for a more detailed description	Roofing Plans
Plans - A building roof plan is required for full or partial roofing replacement. Plans shall locate area of work. 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.	
Structural Plans - If required, shall be prepared by a registered design professional	Structural Plans

Additional Requirements

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.

Roof Insulation Requirements

Per Section C402, Table C402.1.3 and C503.3.1 of the Washington State Non- Residential Energy Code, installation of insulation is required under the following conditions:

- a. The roof membrane is being replaced (existing torn down to bare deck) and the roof sheathing or roof insulation is exposed; or
- b. There is no existing roof insulation below the deck.
- c. Roofs without insulation in the cavity and where the sheathing or insulation is exposed during reroofing shall be insulated either above or below the sheathing.

Additional permits may be required

There may be zoning, and environmental considerations surrounding the project as well, please contact Planning@TukwilaWA.gov with any questions.