



CITY OF TUKWILA

Department of Community

Development

6300 Southcenter Boulevard, Tukwila, WA

98188

Telephone: (206) 431-3670

COMMERCIAL NEW OR ADDITIONS

Type of Permit: Development

Subtype:

COMM_WHS

IND_MFG

MIXED USE

SCHOOL

INSTITUTION

PARKING GARAGE

HOTEL_MOTEL

OTHER

The materials listed below must be submitted at the time of your application.

Please ensure your files conform to **City of Tukwila's electronic submittal standards** prior to upload.

ATTACHMENTS REQUIRED	ATTACHMENT FILE NAME
DOCUMENTS	
1. Certificate of water/fire flow availability.	Water availability
2. Certificate of sewer availability	Sewer availability
3. Metro: Non-Residential Sewer Use Certification form	Metro form
4. Structural calculations – include load of water-filled sprinkler piping.	Structural calculations
5. Roof Truss stamped engineer's truss package from the roof manufacturer (As applicable)	Roof truss
6. Soils report.	Soils report
7. Washington State Non-Residential Energy Code Compliance form. 2015 WSEC Commercial Provisions – Compliance Forms are available online at this link	Energy form
8. Washington State Department of Labor and Industries valid contractor's license required at the time of permit issuance or owner affidavit.	Contractor license or owner affidavit
9. Current City of Tukwila business license	Business license
PLANS	
<i>*All drawings and structural calculations shall be prepared and stamped by a registered architect or professional engineer licensed in the State of Washington.</i>	

ATTACHMENTS REQUIRED	ATTACHMENT FILE NAME
Plans: 1. Cover Sheet: index to drawings, site address & parcel number, legal description, project description, occupancy classification per International Building Code, Building area (square footage of all floors and area of work) and vicinity map	Plans
2. Site Plan: North arrow, property lines, setbacks, easements, proposed & existing buildings and parking stalls with dimensions, dumpster/recycling collection location, limits of clearing, topography at 2' intervals, critical areas/shoreline buffers, identify any trees to be removed, finished floor elevation if in flood control zone, exterior lighting.	
3. Floor Plans: provide floor plans, cross sections, framing detail, door and window schedules etc.	
4. Building Elevations: include dimensions of all building facades and major architectural elements; height analysis.	
5. Landscape Plans: proposed and existing landscaping; irrigation plan	
6. Civil Plans showing public frontage details, utilities, and drainage details.	
7. Electrical: show emergency lighting and energy code compliance	
8. Mechanical Drawings: provide for reference (separate permit required).	
9. Structural Drawings: provide detail of sprinkler hangers, pipe, duct and vent penetrations in structure.	
10. Plumbing Drawings: provide plan view and isometric drawings of DWV and Water supply. Specify all pipe sizes. Include plumbing fixture schedule and specify fixture units. Include details and specifications for roof drains if applicable (separate permit required)	
*****ADDITIONAL DOCUMENTS MAY BE REQUIRED AT PERMIT ISSUANCE*****	
1. Food service establishments. Approval of plans and final acceptance of the permit from the King County Department of Public Health is a requirement after final inspection approval of the associated permits issued by the City.	
*****ADDITIONAL PERMITS MAY BE REQUIRED*****	
Electrical, Mechanical, Plumbing, Fire	

NOTE: All files must be PDF.