

Foundation Only
Type: Development
Subtype: Comm, WHSE

Revised: 01.2025

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

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



Foundation Only

This applies to Commercial projects only. 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**

The International Building Code allows the building official to issue a permit for part of a building before the entire building permit has been approved.

Please note:

- Submit "Foundation Only" Application **AFTER** Building Application: All required documents and plans (structural, non-structural, site plan, civil, etc.) for the building permit must be submitted prior to applying for a "Foundation Only" permit. The submittal documents for both the building permit and "Foundation Only" permit shall be the same. Each plan sheet shall clearly identify plans that are for "Foundation Only."
- Valuation: Fees for the "Foundation Only" permit will be based on the valuation of only the foundation work. The valuation for the "Foundation Only" permit should be deducted from the entire project's valuation.
- Limited Review: The review of the foundation permit is limited, and the applicant assumes the risk of possible required modifications that may result from the review of the entire project. The holder of a "Foundation Only" permit shall proceed at the holder's own risk with the building operation and without assurance that a permit for the entire structure will be granted per IBC.

Resources:

- [Geotechnical Report](#)
- [Site Plan](#)
- [Cover Sheet](#)
- [Architectural Plans](#)
- [Structural Plans](#)
- [Document Standards](#)
- [Contractor and Business License](#)
- [Special Inspection](#)

Applicable Regulations:

- [TMC Title 16 Buildings and Construction](#)
- [TMC Title 18 Zoning](#)
- [Public Works IDCS](#)
- [Construction Portal & Fees](#)

CALL 811 OR GO TO THE 811 CENTER'S WEBSITE BEFORE DIGGING

Required Documents	Attachment File Name
Foundation Only request- This must be on company letterhead and include the proposed scope, and contact information for the design professional in charge, per IBC.	Cover Letter
Geotechnical Report prepared by a registered design professional	Geotechnical Report
Structural Calculations prepared by a registered design professional	Structural Calculations
2021 Washington State Commercial Energy Code Compliance Forms	Energy Form
Washington State Department of Labor and Industries valid Contractors License	Contractor License
Current City of Tukwila Business License	Business License
Plans – Must be legible. Please ensure current IBC codes are clearly stated.	Attachment File Name
Site Plan - Please see linked documents for a more detailed description	Site Plan
Civil Plans - Demonstrate the full foundation system and grading of the project.	Civil Plans
Cover Sheet - Please see linked documents for a more detailed description	Cover Sheet
Architectural Plans - Please see linked documents for a more detailed description	Architectural Plans
Structural Plans - Prepared by a registered design professional, showing all details.	Structural Plans
Special Inspection - Attach completed form	Special Inspection
Additional Required Permits	
Building, Electrical, Mechanical, Plumbing, Fire, Public Works will require a separate permit.	
Additional documents may be required	
Additional engineering design and construction standards may apply to your project. Contact the PW Engineers at Engineering@TukwilaWA.gov .	
There may be zoning, and environmental considerations surrounding the project as well, please contact Planning@TukwilaWA.gov with any questions.	