

Geotechnical Reports

Type: All Construction

Subtype: RESIDENTIAL/ NON-RESIDENTIAL

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City of Tukwila - Permit Center
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Geotechnical Reports

The provisions of TMC Chapter 16.54 are to be interpreted broadly to achieve the following purposes:

1. Prevent damage to life, public and private property, surface waters, sensitive areas and associated buffers.
2. Regulate grading activities, including excavation, fill, grading, earthwork construction, and structural preloads.
3. Prevent erosion and control sedimentation.
4. Establish the standards to govern grading activities.
5. Provide for approval and inspection of grading activities.
6. Prevent and minimize disturbance of native soils and landscapes and restore the moisture-holding capacity of disturbed soils.

Applicable Regulations:

- [TMC - Title 16 Buildings and Construction](#)
- [IBC Appendix J GRADING](#)
- [Public Works Infrastructure Design and Construction Standards](#)

Resources:

- [City Maps](#)

Permit Application Requirements

Authority; Building Official: **TMC 16.54.055, IBC Appendix J GRADING**

TMC 16.54.055 sets the following as minimum requirements of application, please note that materials in addition to those may be necessary to complete the review.

1. Identification and description of the work to be covered by the permit.
2. An estimate of the quantities of excavation and fill involved by volume and by the total area graded in square feet and as a percentage of the total site area.
3. Identification and description of all sensitive areas on the site or visible from the boundaries of the site.
4. Plans, reports, and specifications that, at a minimum, include those items required in **IBC Section J104*** and:
 - a. Property boundaries, all existing and proposed easements and required setbacks;
 - b. A 1:2000 scale vicinity map with a north arrow;
 - c. Horizontal and vertical scale;
 - d. Size and location of existing improvements on and within 50 feet of the project, indicating which will remain and which will be removed;
 - e. Location of all proposed cleared areas;
 - f. Existing and proposed contours at maximum 2-foot intervals, extending for 20 feet beyond the project edge, that provide sufficient detail to identify how grade changes will conform to the requirements of this code;
 - g. At least two cross sections, one in each direction, showing existing and proposed contours and horizontal and vertical scales; and
 - h. A proposed erosion and sediment control plan consistent with TMC Chapter 14.30 and the Surface Water Design Manual, as adopted and as may be amended from time to time.

*** In accordance with IBC Section J104, A geotechnical report is required for all grading activities exceeding 120 square feet, as determined by the Building Official. ***

J104.3 Geotechnical report. A geotechnical report prepared by a registered design professional shall be provided.

The report shall contain not less than the following:

1. The nature and distribution of existing soils.
2. Conclusions and recommendations for grading procedures.
3. Soil design criteria for any structures or embankments required to accomplish the proposed grading.
4. Where necessary, slope stability studies, and recommendations and conclusions regarding site geology.