

## Grading

Type: Development or Public Works

Subtype: Construction or Right-of-Way

Revised: 01.2025

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

[www.tukwilawa.gov/departments/permit-center/](http://www.tukwilawa.gov/departments/permit-center/)



### Grading

This applies to Residential or Commercial 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. Please see linked documents for more detailed description. **NOTE: All files must be PDF**

#### Applicable Regulations:

- [TMC Title 16 Buildings and Construction](#)
- [TMC Title 18 Zoning](#)
- [Public Works Infrastructure Design and Construction Standards](#)
- [Special Inspection](#)
- [Cover Sheet](#)
- [Owner Affidavit](#)

#### Resources:

- [Construction Portal & Fees](#)
- [Site Plan](#)
- [Geotechnical Report](#)
- [Document Standards](#)
- [Contractor and Business License](#)
- [Owner Affidavit and Hold Harmless](#)
- [Hold Harmless Critical Areas](#)

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

Required Documents	Attachment File Name
<b>Cover Sheet</b> A cover letter outlining the project. a. 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. b. Identification and description of all sensitive areas on the site or visible from the boundaries of the site.	Grading Scope
<b>Geotechnical Report</b> prepared by a registered design professional	Geotechnical Report
<b>Special Inspection</b> - Attach completed form	Special Inspection
Washington State Department of Labor and Industries valid <a href="#">Contractors License</a> or <b>*Owner Affidavit</b> ( <i>*for construction completed by a homeowner</i> ). <b>The Owner Affidavit will only be allowed if the structure will be occupied by the owner and the residence or property will not be developed for the purpose of selling, renting or leasing.</b>	Contractor License ( <i>or</i> ) Owner Affidavit
Current City of Tukwila <a href="#">Business License</a>	Business License
<b>Owner Affidavit and Hold Harmless</b> - Notarized affidavit	Hold Harmless
<b>Hold Harmless Critical Areas</b> Must be Notarized if applicable.	Critical Area Harmless
<b>Plans – Ensure current IBC/IRC codes are clearly stated.</b>	<b>Attachment File Name</b>
<b>Civil Plans</b> - Prepared by a registered design professional	Civil Plans
<b>Site Plan</b> Please see linked document for a more detailed description	Site Plan
<b>Additional Information</b>	
<b>Right-of-Way Use (Public Works (PW/PWF)) Permit</b> - Grading that is incidental to a Right-of-Way (ROW) permit (construction of access road, installation of utilities, common areas, etc.) Apply under a ROW permit. <b>Construction (Development (D)) Permit</b> - Grading that takes place entirely on private property and will not involve work that would require a ROW permit. This scope of work may be combined with the primary project (such as the construction of a house) or applied for as a separate permit.	
<b>Additional documents may be required</b>	
Materials in addition to those required in TMC Section 16.54.055.A may be necessary for the Director to complete the review. The following materials shall be submitted when required by the Director:	
<b>Additional permits may be required</b>	
Additional engineering design and construction standards may apply to your project. Contact the PW Engineers at <a href="mailto:Engineering@TukwilaWA.gov">Engineering@TukwilaWA.gov</a> . There may be zoning, and environmental considerations surround the project as well, please contact <a href="mailto:Planning@TukwilaWA.gov">Planning@TukwilaWA.gov</a> with any questions.	