

## New Single Family Residential

Type: Combo SFR

Subtype: Single Family

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/)



### New Single Family Residential

This applies to New Residential 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.

#### Applicable Regulations:

- [TMC Title 16 Buildings and Construction](#)
- [TMC Title 18 Zoning](#)
- [Public Works Infrastructure Design and Construction Standards](#)
- [Contractor and Business License](#)
- [Owner Affidavit](#)
- [Energy Code Compliance](#)
- [Document Standards](#)

#### Resources:

- [Construction Portal & Fees](#)
- [Geotechnical Report](#)
- [Water Availability and Sewer Use](#)
- [Site Plan](#)
- [Cover Sheet](#)
- [Architectural Plans](#)
- [Structural Plans](#)
- [Washington State Energy Code Compliance Forms](#)
- [Asbestos Report](#)

NOTE: All files must be PDF

**CALL 811 OR GO TO THE [811 CENTER'S WEBSITE](#) BEFORE DIGGING**

Required Documents	Attachment File Name
<a href="#">Geotechnical Report</a> prepared by a registered design professional	Geotechnical Report
Certificate of <a href="#">Water/Fire Flow Availability</a> .	Water Availability
Certificate of <a href="#">Sewer Availability</a> .	Sewer Availability
King County Health Department approval required for septic – 206-296-4932	KC septic approval
<a href="#">Structural Calculations</a> - prepared by a registered design professional	Structural Calculations
<a href="#">Washington State Energy Code Compliance Forms</a>	Energy Form
Washington State Department of Labor and Industries valid <a href="#">Contractors License</a> or <a href="#">*Owner Affidavit</a> ( <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 will not be developed for the purpose of selling, renting or leasing.</b>	Contractor License (or) Owner Affidavit
Current City of Tukwila <a href="#">Business License</a> Not required if using the Owner Affidavit.	Business License
<a href="#">Site Plan</a> - Please see linked document for a more detailed description	Site Plan
<b>Plans – Must be legible. Please ensure current IBC/IRC codes are clearly stated.</b>	<b>Attachment File Name</b>
<a href="#">Cover Sheet</a> Please see linked document for a more detailed description	Architectural Plans
<a href="#">Architectural Plans</a> Please see linked document for a more detailed description.	
<a href="#">Structural Plans</a> - Prepared by a registered design professional	Structural Plans
<b>Additional Required Permits</b>	
<b>Demo permits are required for any and all structures to be removed off the site. Please note that if demo occurs without a permit, double permit fees will be assessed. No permit will be issued until the demo permit is secured.</b>	
<b>Electrical</b> will require a separate permit for the entire house and this can be applied for and issued as an over-the-counter permit. Mechanical and Plumbing do not require separate permits for new single-family residences, it is included in the Combo permit.	
<b>Additional documents 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> .	
<b>Additional permits may be required</b>	
There may be zoning, and environmental considerations surrounding the project as well, please contact <a href="mailto:Planning@TukwilaWA.gov">Planning@TukwilaWA.gov</a> with any questions.	