

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/



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
Geotechnical Report prepared by a registered design professional	Geotechnical Report
Certificate of Water/Fire Flow Availability .	Water Availability
Certificate of Sewer Availability .	Sewer Availability
King County Health Department approval required for septic – 206-296-4932	KC septic approval
Structural Calculations - prepared by a registered design professional	Structural Calculations
Washington State Energy Code Compliance Forms	Energy Form
Washington State Department of Labor and Industries valid Contractors License or *Owner Affidavit (<i>*for construction completed by a homeowner</i>). 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.	Contractor License (or) Owner Affidavit
Current City of Tukwila Business License <i>Not required if using the Owner Affidavit.</i>	Business License
Site Plan - Please see linked document for a more detailed description	Site Plan
Plans – Must be legible. Please ensure current IBC/IRC codes are clearly stated.	Attachment File Name
Cover Sheet Please see linked document for a more detailed description	Architectural Plans
Architectural Plans Please see linked document for a more detailed description.	
Structural Plans - Prepared by a registered design professional	Structural Plans
Additional Required Permits	
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.	
Electrical 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.	
Additional documents may be required	
Additional engineering design and construction standards may apply to your project. Contact the PW Engineers at Engineering@TukwilaWA.gov .	
Additional permits may be required	
There may be zoning, and environmental considerations surrounding the project as well, please contact Planning@TukwilaWA.gov with any questions.	