



CITY OF TUKWILA

**Department of Community
Development**

6300 Southcenter Boulevard, Tukwila, WA

98188

Telephone: (206) 431-3670

**PLUMBING & GAS PIPING OVER THE
COUNTER PERMIT (OTC)**

Or PLUMBING PERMIT PLAN REVIEW

**Type of Permit: Plumbing-Gas Piping
Subtype: Residential (OTC)
Non-Residential(Plan review)**

The following projects are considered in this category of work and the plumbing or fuel gas piping permits may be issued over the counter (OTC) with no plan review. Code compliance will be subject to field inspections.

- a) Plumbing or fuel gas piping work to new single-family residential buildings.
- b) Plumbing or fuel gas piping work to existing single family residential buildings or accessory structures if the proposed work is not the result of a new service.
- c) Emergency repairs, commercial or residential. Where equipment replacement and repairs must be performed in an emergency situation, the permit applications shall be submitted within the next working business day.
- d) Change-out of existing fuel gas fired water or electric water heaters.

All other plumbing alterations and new, requires plans with isometric and plan view diagrams and specifications of sufficient clarity to describe the work. A plan review is required, and the materials listed below must be submitted at the time of your application.

Please ensure your files conform to **City of Tukwila’s electronic submittal standards** prior to upload.

	ATTACHMENTS REQUIRED	Attachment File Name
	DOCUMENTS	
	1. Washington State Department of Labor and Industries valid contractor’s license or owner affidavit.	Contractor license or owner affidavit
	2. Current City of Tukwila business license	Business license
	PLANS	
	Working drawings <ul style="list-style-type: none"> • Plans to be reviewed must be legible, drawn to scale and shall be of sufficient clarity to indicate the location, nature, and extent of the work proposed. The person or firm responsible for the plumbing plans shall be indicated on the plans. • Floor plans shall be two-line drawings. Single line floor plan drawings shall not be accepted. • The plans must clearly show the plumbing installation of alterations in floor plan view with pipe sizes, piping run distances, and types of fixtures. • Plumbing riser diagram (s) indicating fixtures, drains, traps & vents required. • Provide manufactures specifications with sizing for grease interceptors, grease traps, and indicate trap primers for floor drains all as applicable. 	Plans

	ATTACHMENTS REQUIRED	Attachment File Name
	<ul style="list-style-type: none"> • Where plumbing work includes roof drains and conductors, provide calculations to justify the number and size of roof drains and conductors. • Specify material to be used (preferably on the plans or in separate spec. document). * Each plan sheet by engineer or architect shall be stamped with signature, engineer's include date of signature. • As applicable, Gas piping shall include calculations for pipe sizes, length of pipes, sized for appliances served. Provide a complete diagram of all piping. 	

NOTE: All files must be PDF