PREDESIGNED CARPORT GUIDE
RESIDENTIAL

Revised: 11.2025

City of Tukwila - Permit Center
6300 Southcenter Blvd, Suite 100,
Tukwila, WA 98188
www.tukwilawa.gov/departments/permit-center/

When is a permit required?

A carport is a residential accessory structure that is open on at least *two* sides (IRC, R309.2). A building permit is required for all carports, regardless of size. This is a guide created by the City of Tukwila to allow construction of a detached carport without structural engineering. Your project must fall within the parameters described within this document to use this guide for permitting.

Resources:

- City Maps
- Permit Center
- Site Plan
- Certificate of Fire Flow form
- Online permits website
- Tukwila iMap

Do I qualify to use this guide?

- 20x20 square feet with 12-inch maximum overhang/eave on all sides.
- Maximum post height of 10 feet from grade.
- Design Criteria: Wind 110mph, Seismic Zone D, Ground Snow load of 30 lbs per square foot.
- Structures closer than 5 feet to the property line do not qualify to use this guide.

Construction beyond these limitations will require calculations from a WA State registered engineer.

How do I apply?

Complete and submit the following:

1. Complete all sections of this document, which will act as your plans.

ADDITIONAL DOCUMENTS REQUIRED WITH PACKET

2. Upload a Site Plan with property lines, all existing structures, proposed structures and setbacks.
3. Upload Completed Certificate of Fire Flow form.

If your property has the following you will need additional review to complete your project:

- Unknown septic drain field location
- Steep slopes, flood hazards, small lots
- Setback or property line encroachment concerns
- Wetlands or shoreline properties
- You can investigate whether your property has environmental issues at the Tukwila iMap site.

What comes next?

Approval: Once your application has been approved, you will be notified of the approval and get access to the permit and approved plans. Please print these and have on site for your inspector.

Inspections: You will have 1–3 inspections, depending on your scope:

- Setback/Footing (Prior to pouring concrete)
- Final (When work is complete)

Inspections can be scheduled using our online permits website.

Additional Criteria

- Lumber must be #2 grade or better.
- Concrete must be 2500 psi (pounds per square inch) for footings.
- Hardware and fasteners must be hot-dipped galvanized or stainless steel and installed per manufacturer's specifications, including nailing or attachment requirements.

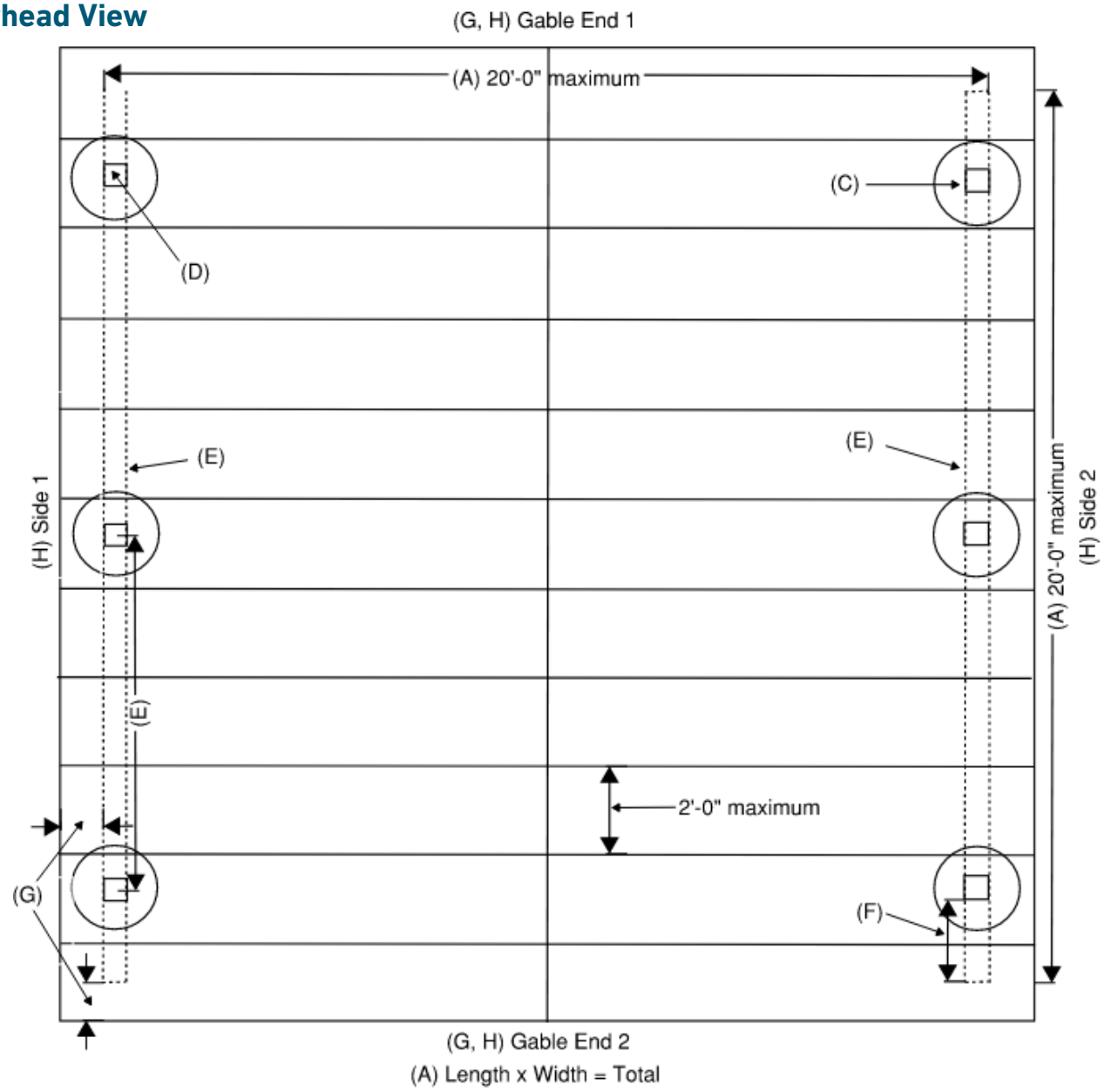
Note: All proposals are subject to additional requests for information and plan review at the discretion of your assigned Plans Examiner.

REDESIGNED CARPORT GUIDE

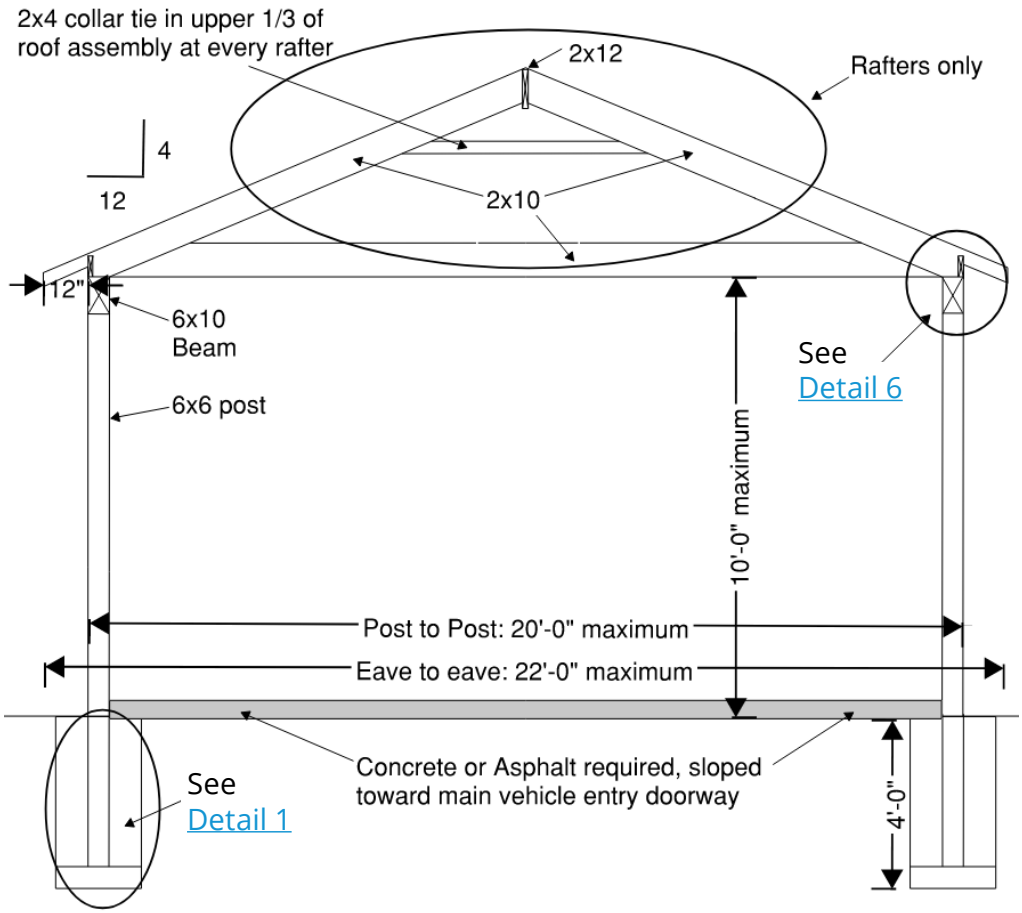
Please complete areas listed alphabetically and referenced on the diagram below

A.	Overall Carport Size (not including eaves)	L x W = Total **0**	**A.**
B.	Floor Surface (choose one)		**B.**
C.	Footings (see Detail 1)		**C.**
D.	Post Height 6x6 required, no more than 10 ft in height, measured from grade		**D.**
E.	Beam Span Beam 6x10 (NOT pressure treated) max. 8'-0" mid-post to mid-post		**E.**
F.	Beam Cantilever No more than 2'0" on each end		**F.**
G.	Eaves/Overhang Location No more than 12" from edge of post or end of beam	Sides? Yes No ◯ Which gable end? 1 2	**G.**
H.	Walls **(optional, maximum two)**	Gable End 1 Gable End 2 Side 1 Side 2	**H.**
I.	Roof **(choose one)** **Choose one**		**I.**

Overhead View



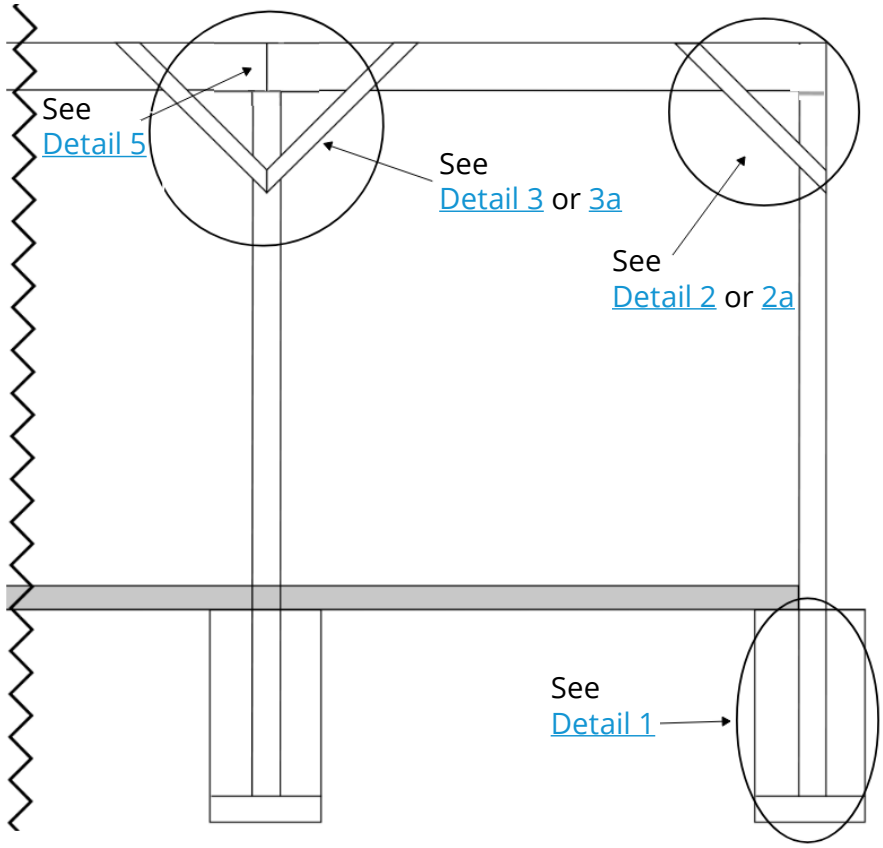
Gable End View



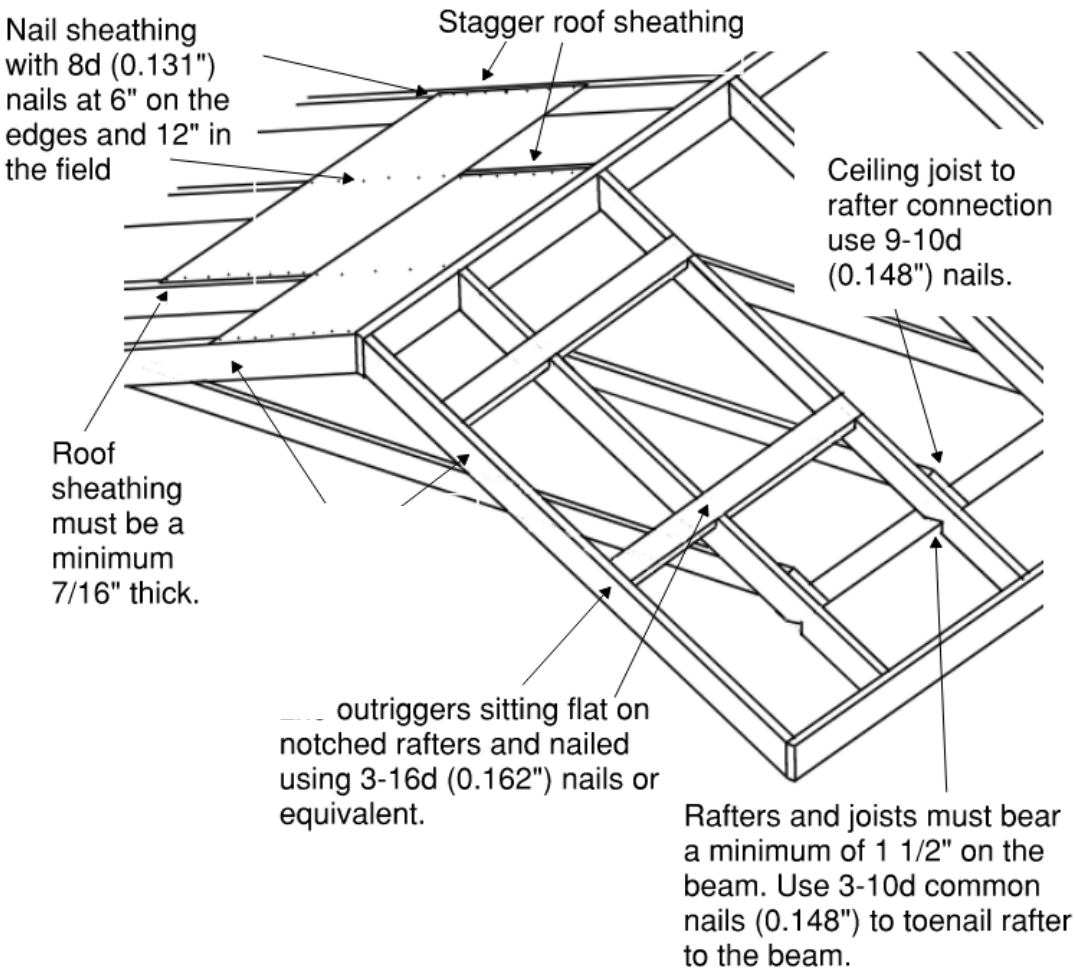
Water Diversion: Design grading to direct surface water away from the carport legs and foundation.

Drainage System: Provide gutters and downspouts to discharge roof runoff away from the structure. Include drainage measures such as gravel trenches, drain pipe, or concrete channels as applicable.

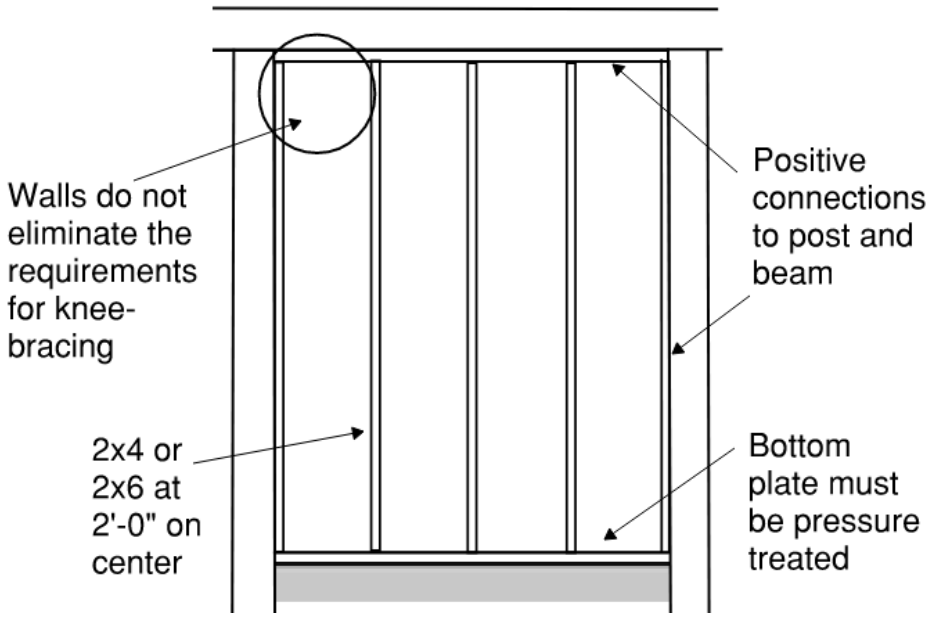
Side View



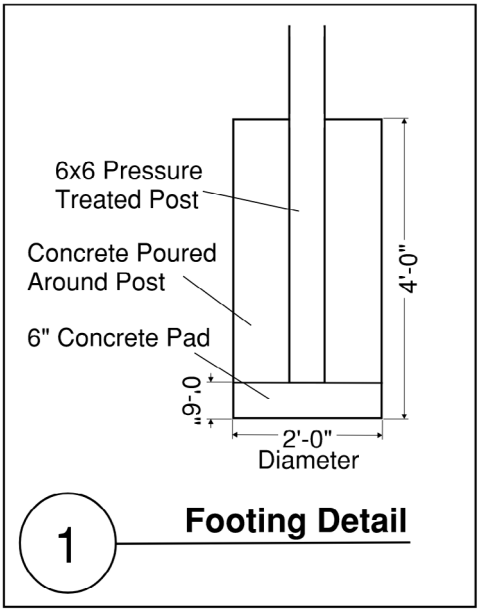
Conventional Framed Roof/Rafters

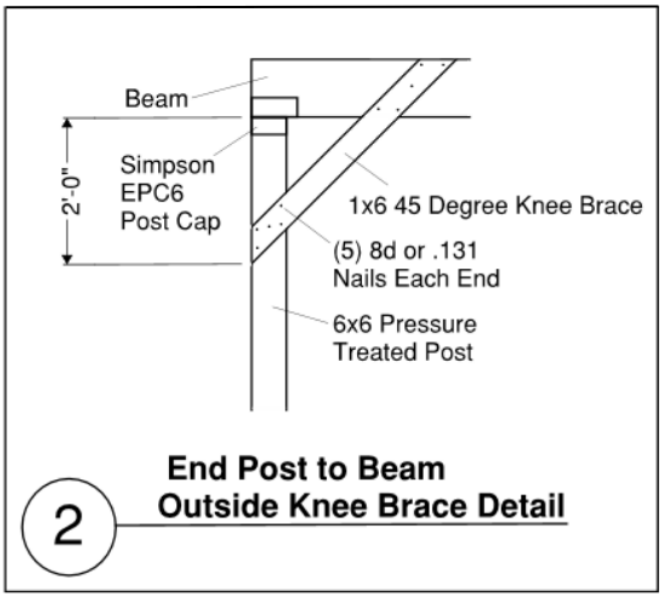


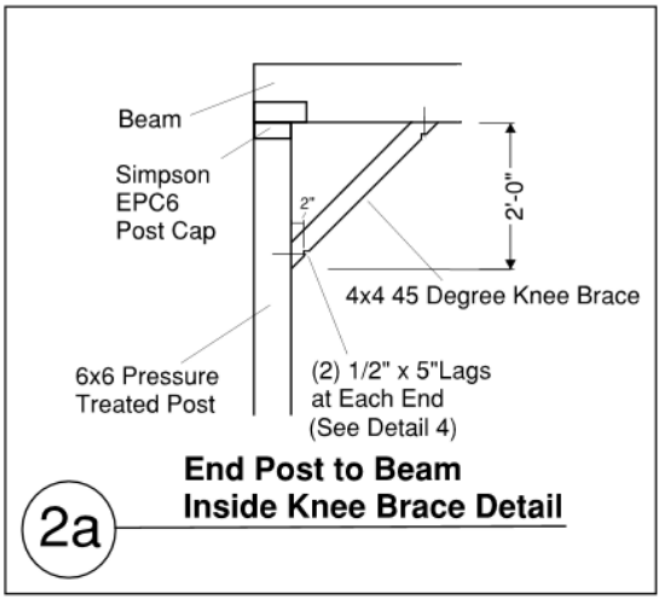
Wall Section (optional)

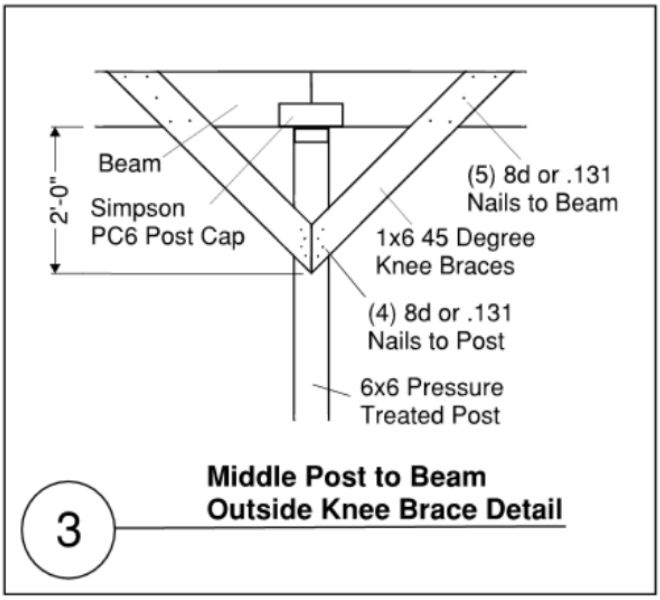


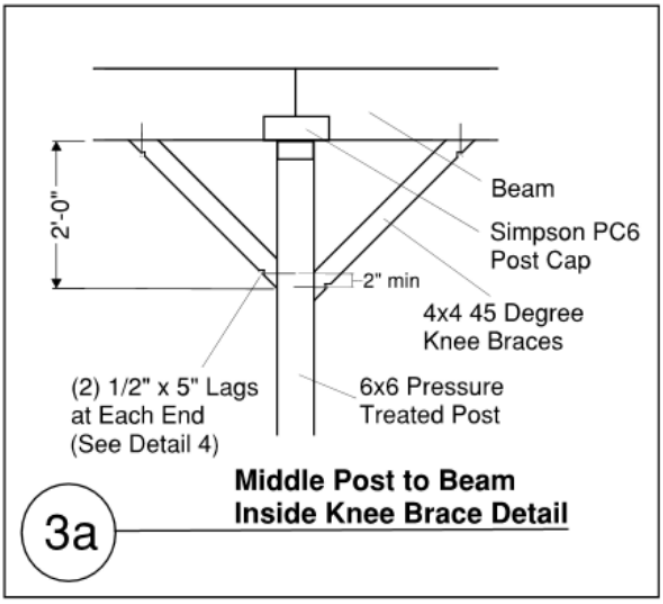
Details


6x6 Pressure
Treated Post
Concrete Poured
Around Post
6" Concrete Pad
9"-0
4'-0"
2'-0"
Diameter
1
Footing Detail


Beam
2'-0"
Simpson
EPC6
Post Cap
1x6 45 Degree Knee Brace
(5) 8d or .131
Nails Each End
6x6 Pressure
Treated Post
2
End Post to Beam
Outside Knee Brace Detail


Beam
Simpson
EPC6
Post Cap
2"
2'-0"
4x4 45 Degree Knee Brace
6x6 Pressure
Treated Post
(2) 1/2" x 5"Lags
at Each End
(See Detail 4)
2a
End Post to Beam
Inside Knee Brace Detail


2'-0"
Beam
Simpson
PC6 Post Cap
(5) 8d or .131
Nails to Beam
1x6 45 Degree
Knee Braces
(4) 8d or .131
Nails to Post
6x6 Pressure
Treated Post
3
Middle Post to Beam
Outside Knee Brace Detail


2'-0"
Beam
Simpson PC6
Post Cap
2" min
4x4 45 Degree
Knee Braces
(2) 1/2" x 5" Lags
at Each End
(See Detail 4)
6x6 Pressure
Treated Post
3a
Middle Post to Beam
Inside Knee Brace Detail

Details (cont.)