



When is a permit required?

A garage is residential accessory structure for non-heated use, that is enclosed on three sides (IRC, R309.2). A building permit is required for all garages, regardless of size. This is a guide created by City of Tukwila to allow a faster plan review of a prescriptive detached garage. Your project must fall within the parameters described within this document to use this guide for permitting. This plan can be used for a single or double stall garage and can be modified for use as a shop, or any other unheated, un-plumbed accessory structure.

Resources:

- [City Maps](#)
- [Permit Center](#)
- [Site Plan](#)
- [Certificate of Fire Flow form](#)
- [Online permits website](#)
- [Tukwila iMap](#)

Do I qualify to use this guide?

- 24'-0" x 24'-0" square feet floor area maximum.
- 2'-0" maximum overhang/eave on all sides.
- Maximum wall height is 10 feet. (See Wall Section/Brace Wall Details)
- Design Criteria: Wind 110mph Ultimate, Seismic Zone D, Ground Snow load of 30 lbs per square foot, 18 inches frost depth.
- No plumbing or mechanical elements. Electrical is allowed and permitted by separate permit.
- No heated, habitable space anywhere in the structure.
- Structures closer than 5 feet to the property line, or within 10 feet of other structures, 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 4-5 inspections, depending on your scope (Setback/Footing, Foundation Wall, Exterior Shear Wall, Framing, Final). Inspections can be scheduled using our [online permits website](#).

Additional Criteria

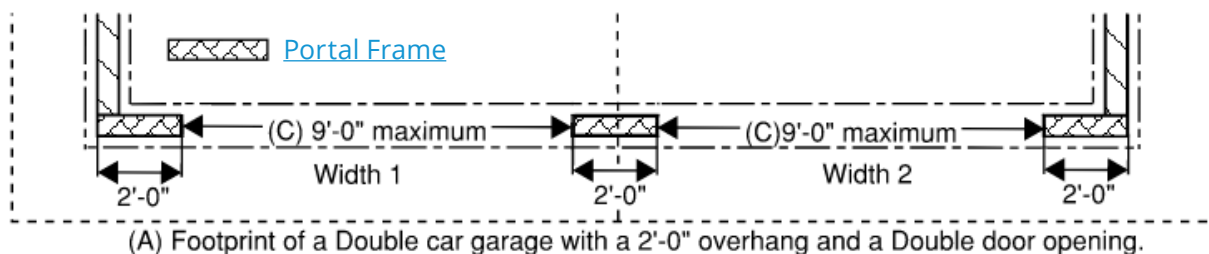
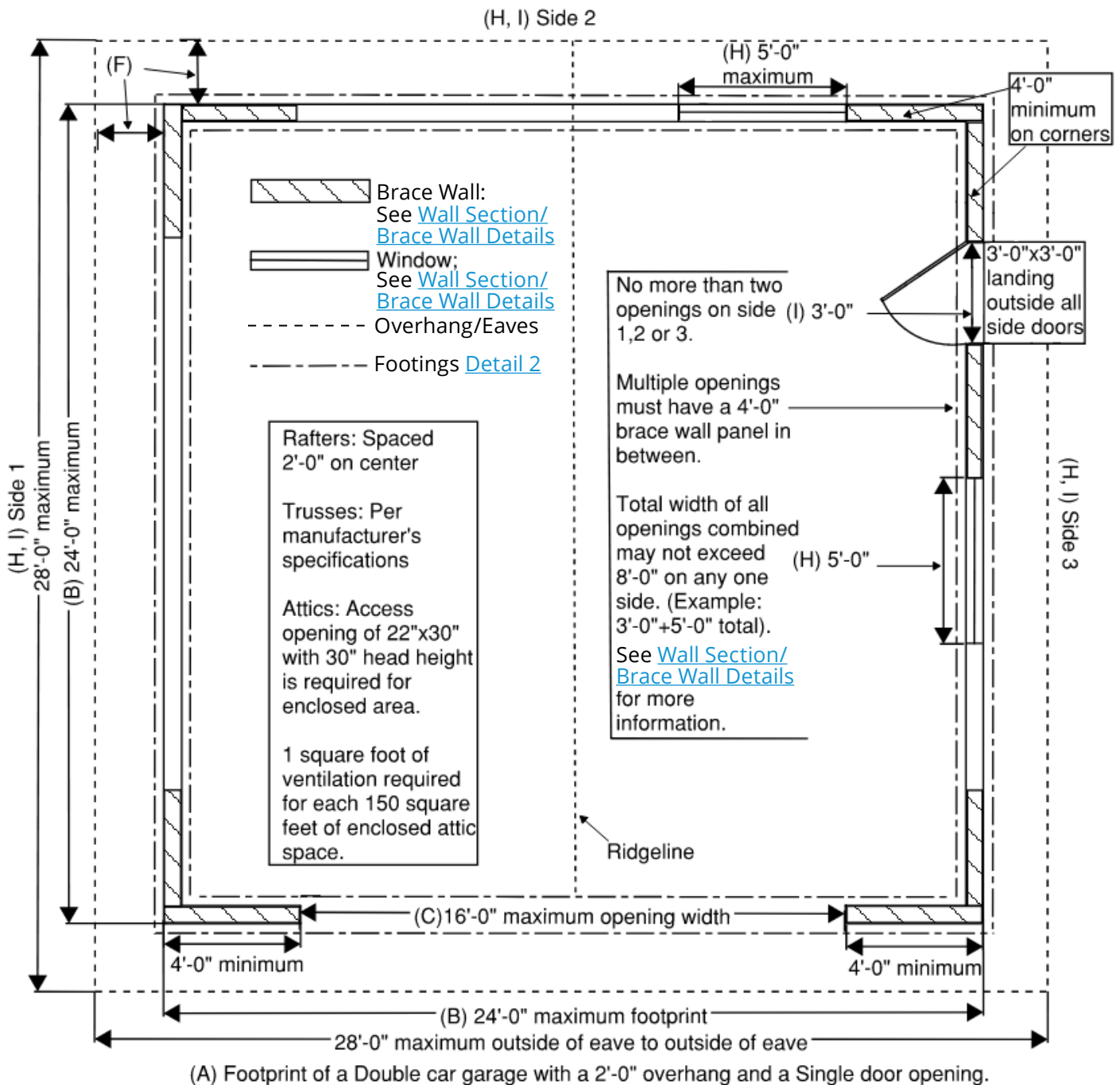
- Lumber must be #2 grade or better.
- Concrete must be 2500 psi (pounds per square inch) for footings and slab.
- Hardware and fasteners must be hot-dipped galvanized or stainless steel and installed per manufacturer's specifications, including nailing or attachment requirements.
- Stem wall style footing (See [Detail 2](#))
- 4-inch thick interior concrete slab. Slope ¼ inch per foot toward main opening. Asphalt is not allowed.

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

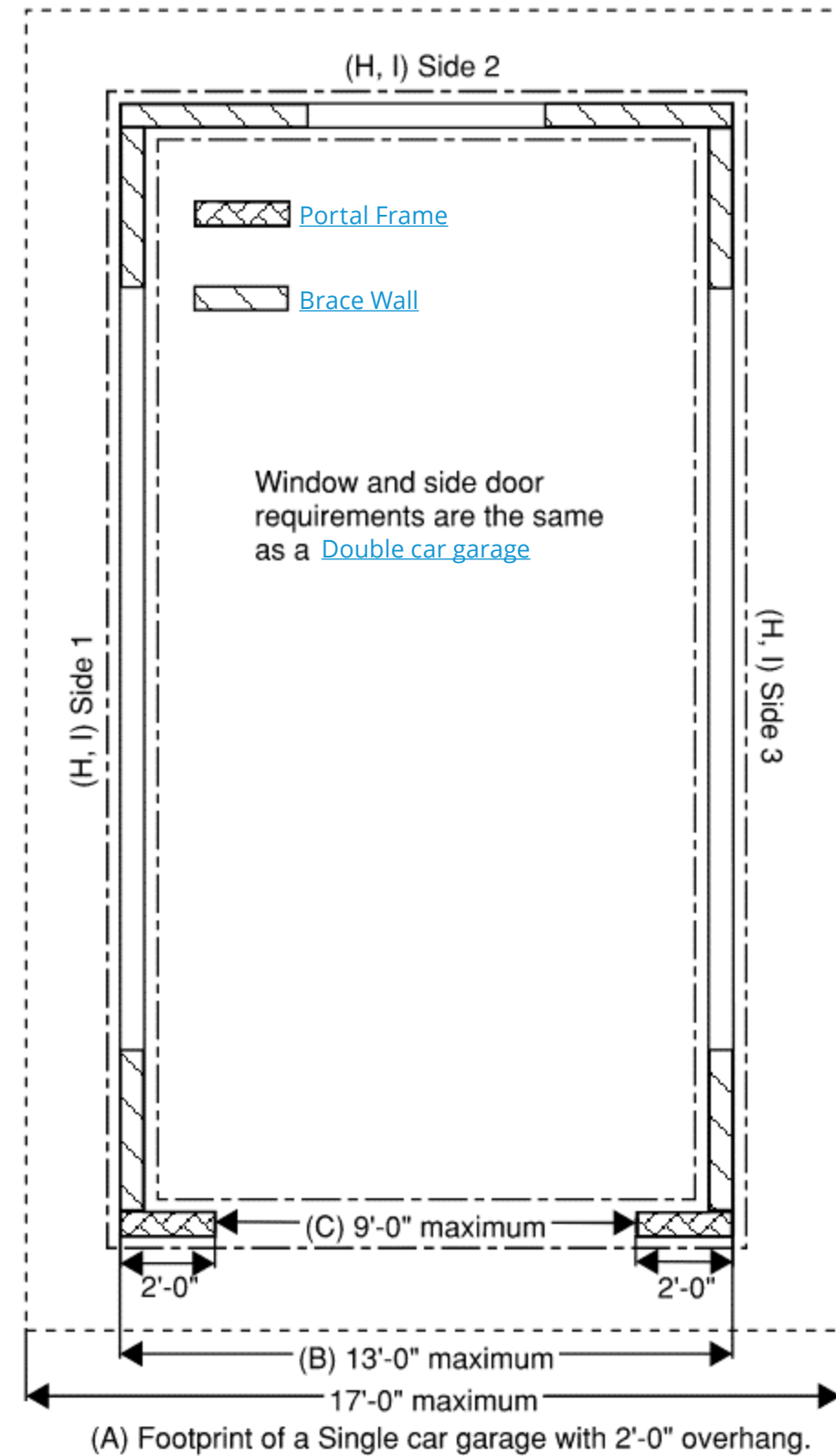
Please complete areas listed alphabetically and referenced on the following diagrams

A. Building Type (choose one)							
B. Overall Building Size (not including eaves)				W	x L	= Total	
C. Garage Doors (choose one, see Header Table)							
				Width 1		Width 2	
D. Walls (No more than 10 ft in height, see Wall Section/Brace Wall Details)				Proposed Height			
E. Stud Type (see Wall Section/Brace Wall Details)							
F. Eaves/Overhang Location (2'0" maximum)		Sides?	Yes	No	Gable end 1	Gable end 2	
G. Roof (choose one)							
H. Windows				Width	x Height		
(optional, see Wall Section/Brace Wall Details)				Width	x Height		
				Width	x Height		
I. Side door Location (optional, see Wall Section/Brace Wall Details)				Side 1	Side 2	Side 3	

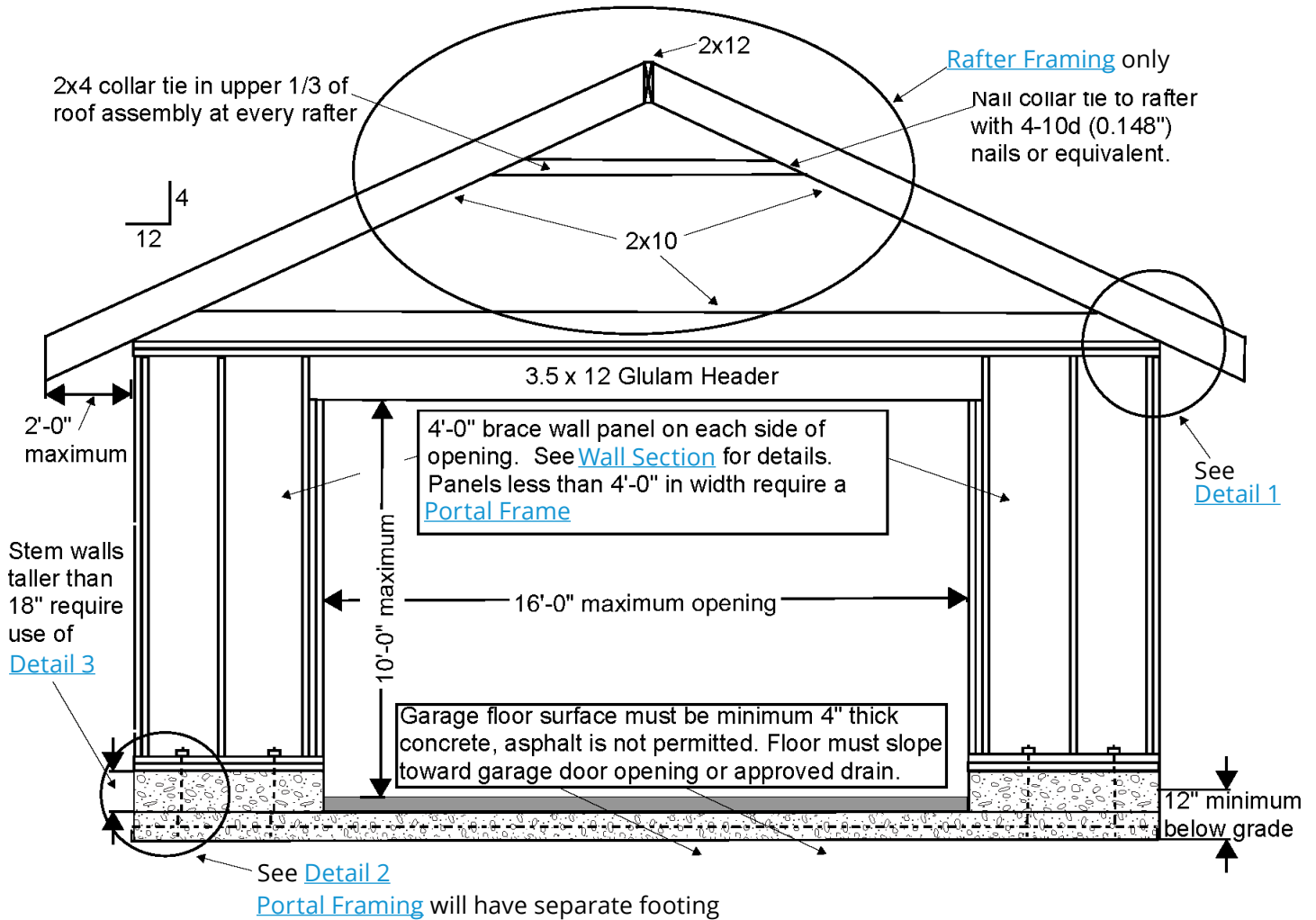
Overhead View—Double car



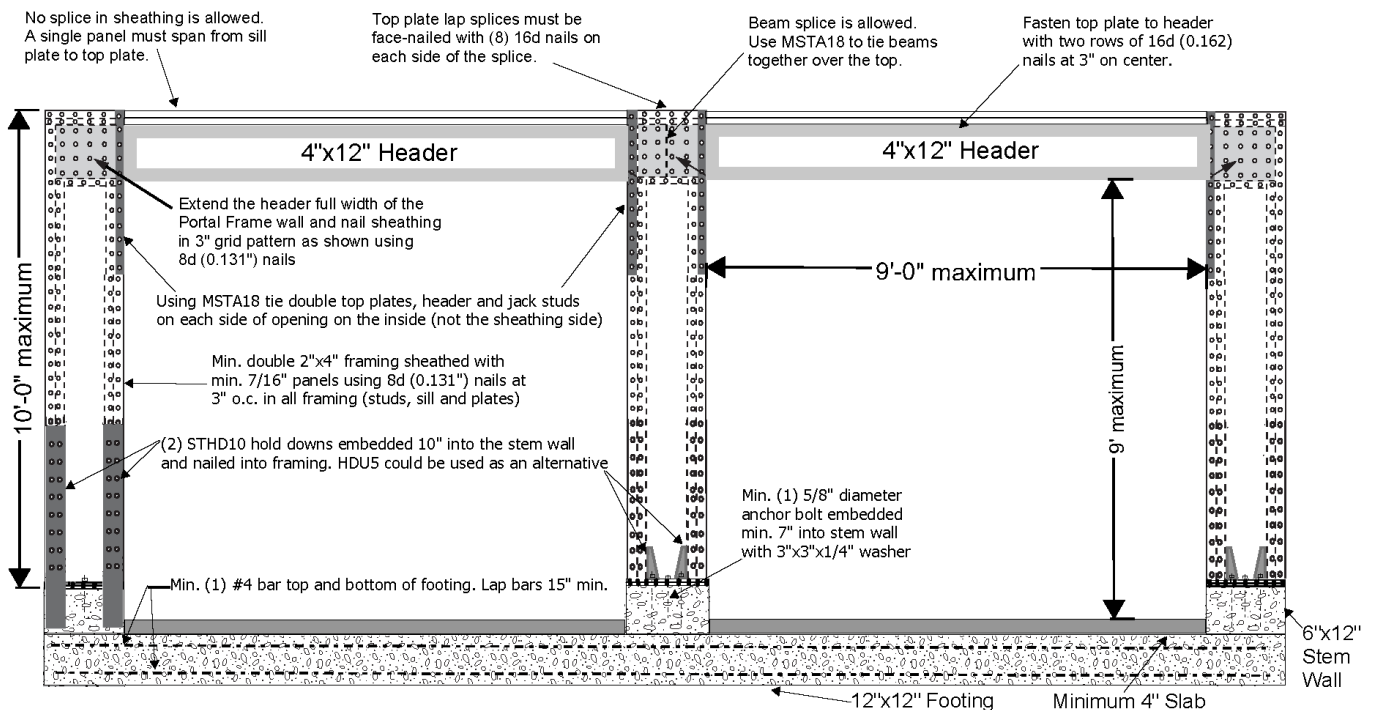
Overhead View—Single car



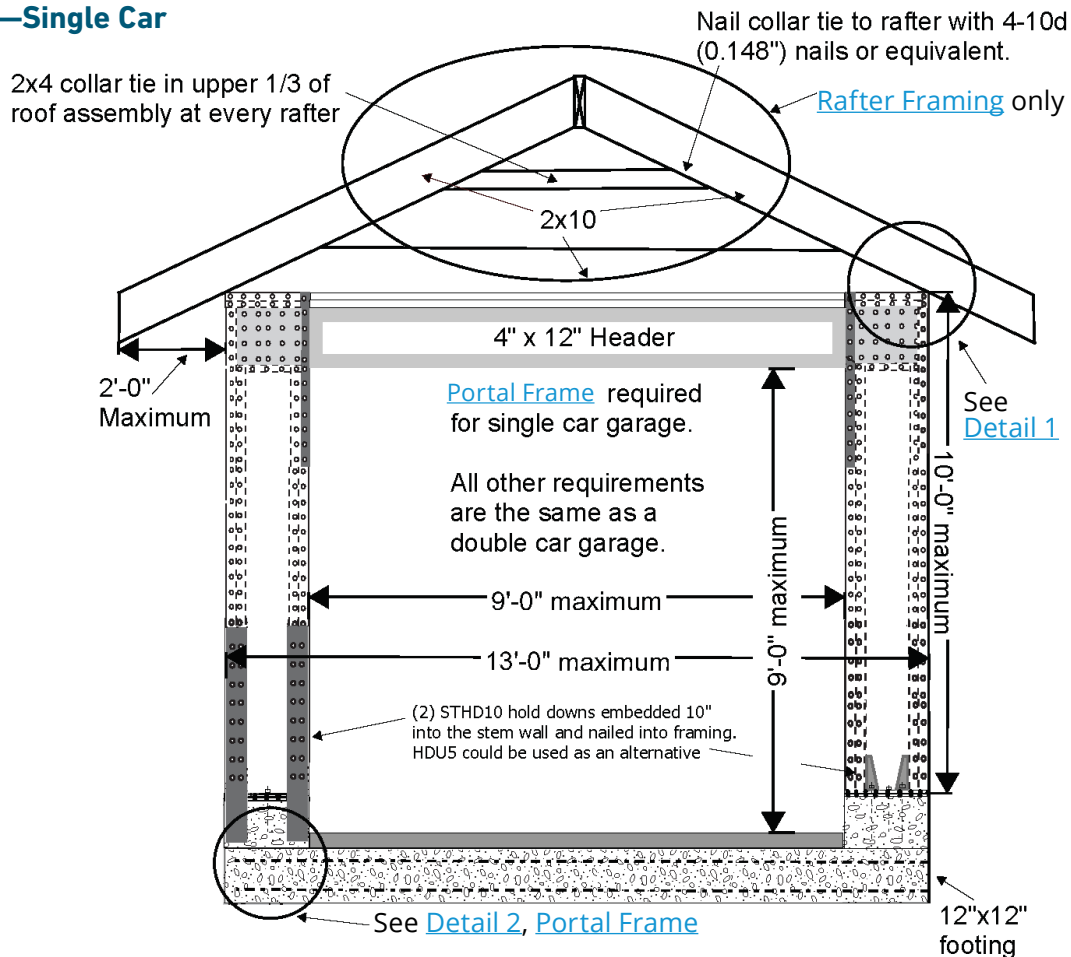
Gable End—Double Car



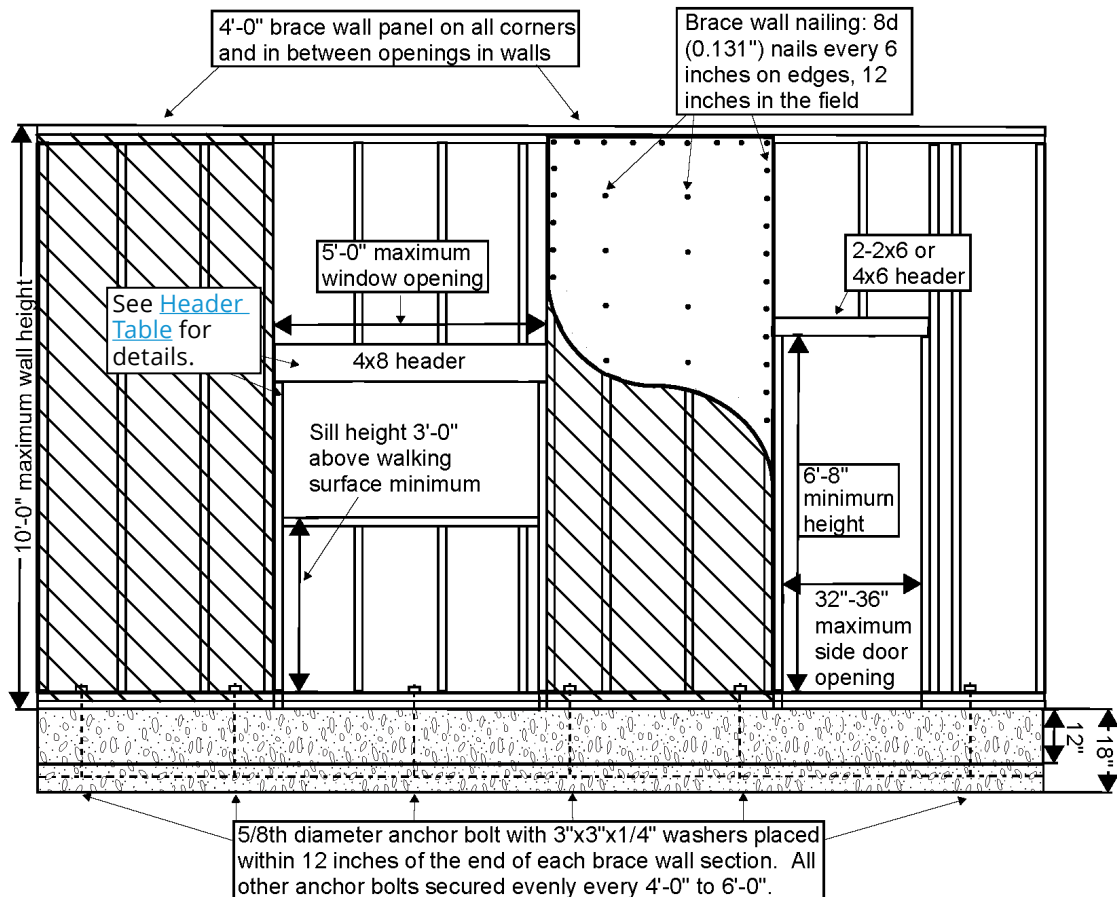
Portal Frame—Double Car



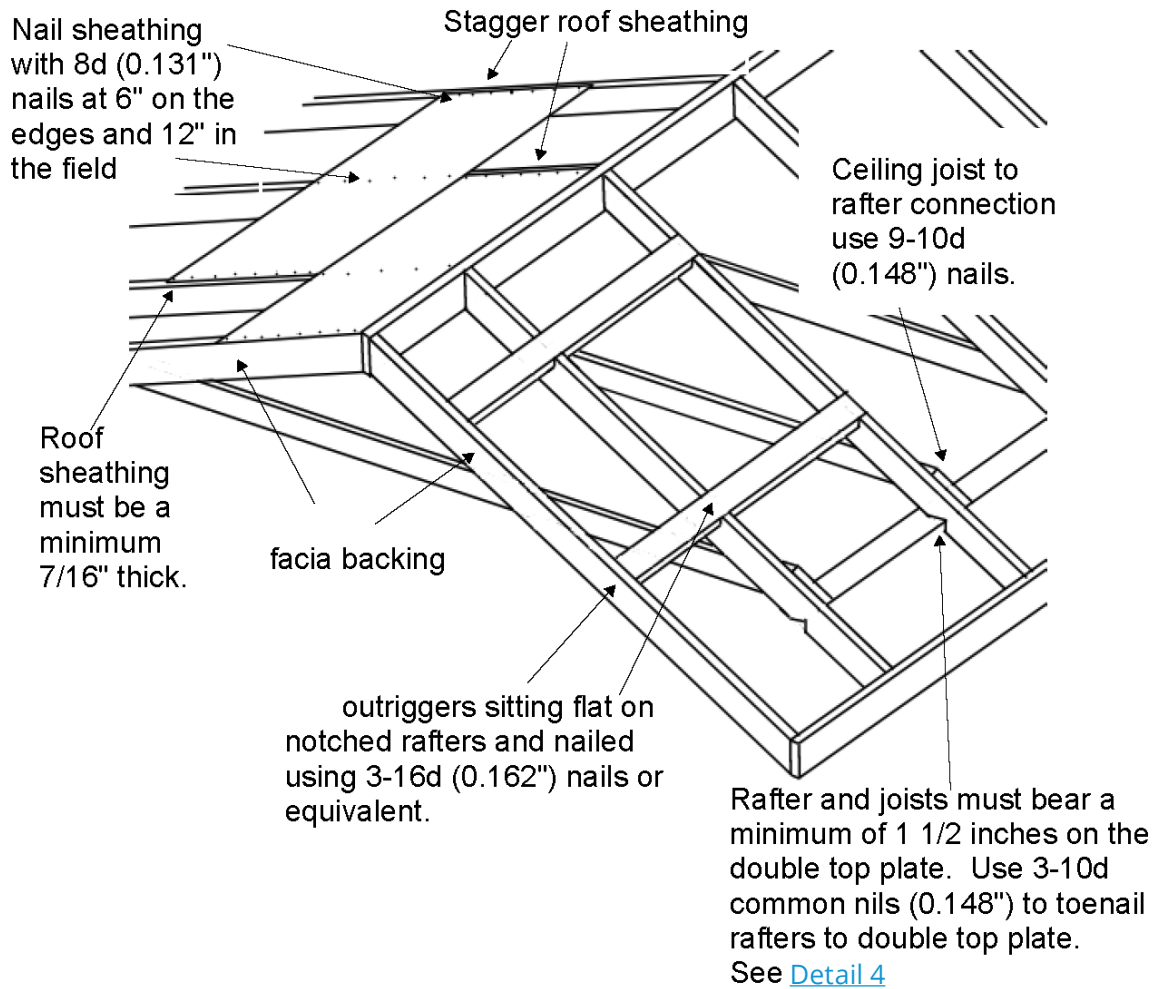
Gable End—Single Car



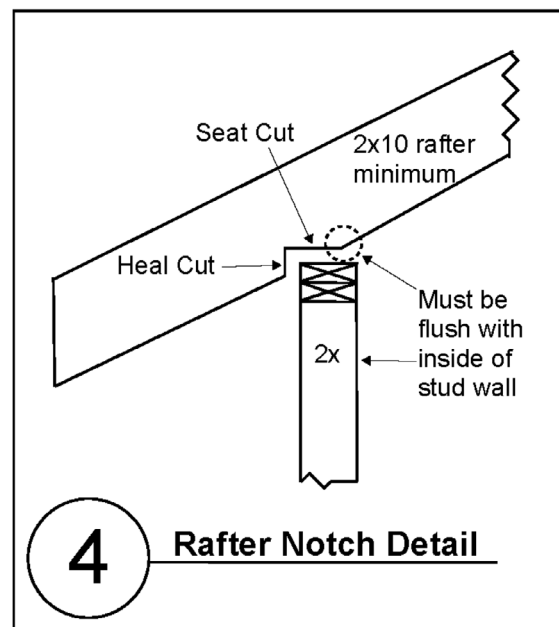
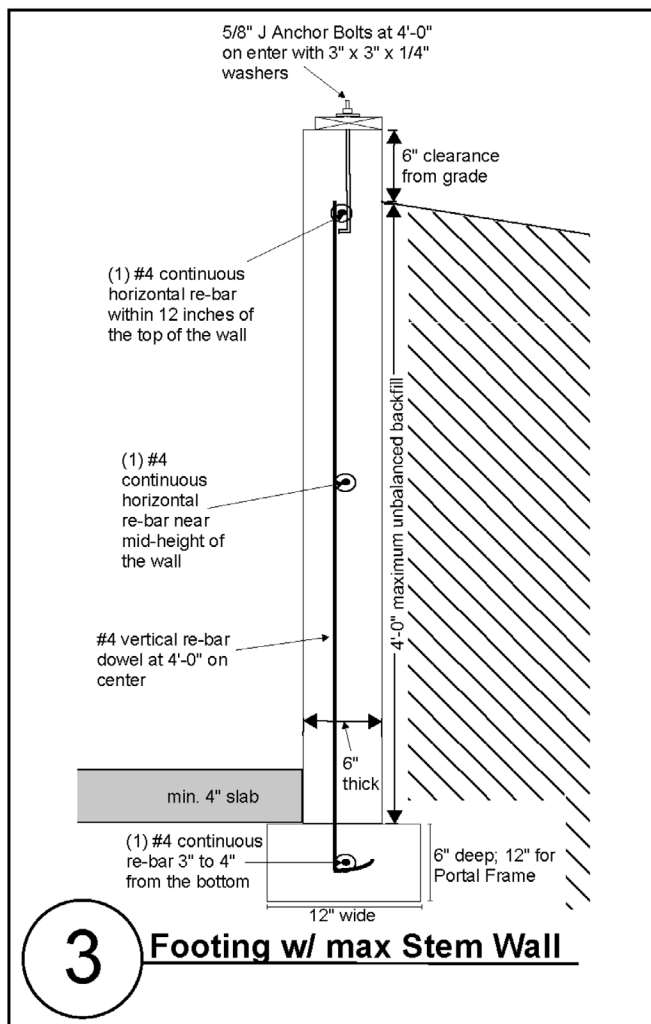
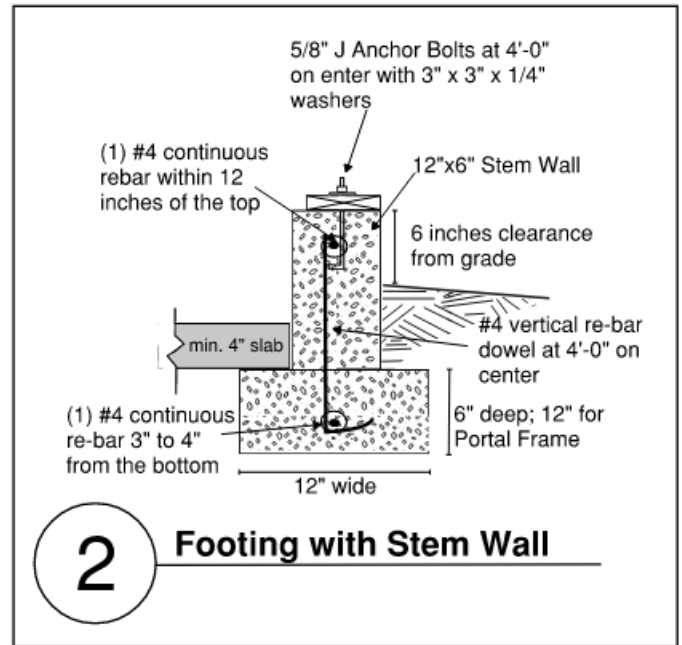
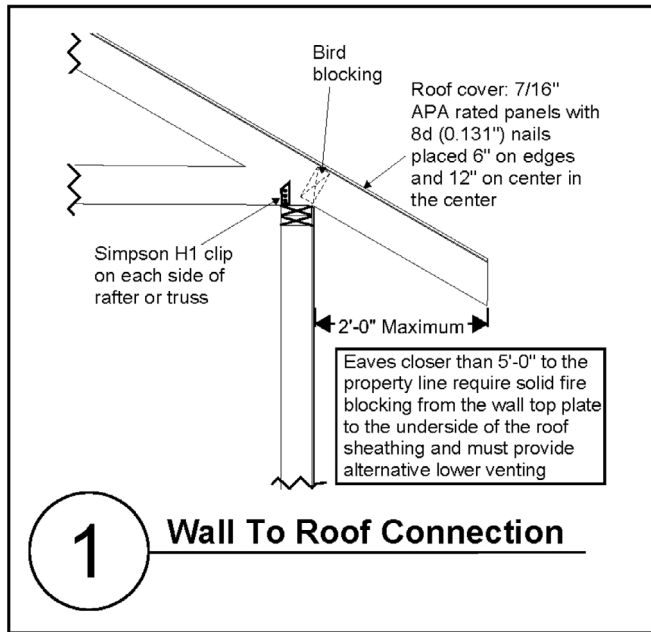
Wall Section/Brace Wall Details



Rafter Framing



Details



Header Table

Beam	Max Span	Number of jack studs
4x12	9'-0"	2
2-2x6	3'-0"	1
4x6	3'-0"	1
4x8	5'-0"	1

Portal Frames have separate requirements. See [Portal Frame](#) detail.