

Residential Reroof**Type: Demo, Rack, Reroof****Subtype: Reroof**

Revised: 01.2025

City of Tukwila - Permit Center
6300 Southcenter Blvd, Suite 100,
Tukwila, WA 98188



www.tukwilawa.gov/departments/permit-center/

Residential Reroof

These provisions shall apply to one and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with a separate means of egress. 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.

NOTE: All files must be PDF

Applicable Regulations:

- [TMC Title 16 Buildings and Construction](#)
- [Contractor and Business License](#)
- [Owner Affidavit](#)

Resources:

- [Construction Portal & Fees](#)
- [Site Plan](#)
- [Structural Plans](#)
- [Document Standards](#)

Required Documents	Attachment File Name
Washington State Department of Labor and Industries valid Contractors License or *Owner Affidavit (*for construction completed by a homeowner). 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
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
Structural Calculations - If required, prepared by a registered design professional	Structural Calculations
Plans – Must be legible. Please ensure current IRC codes are clearly stated.	Attachment File Name
Plans - A building roof plan is required for full or partial roofing replacement. Plans shall locate area of work. Materials and methods of application used for recovering or replacing an existing roof covering shall comply with the requirements of the International Residential Code, Chapter 9.	Roofing Plans
STRUCTURAL AND CONSTRUCTION LOADS Structural roof components shall be capable of supporting the roof-covering system and the material and equipment loads that will be encountered during installation of the system. Structural plans may be required if increasing the roof load (weight of materials)	
Structural Plans - If required shall be prepared by a registered design professional	Structural Plans
Additional Requirements	
New roof coverings shall NOT be installed without first removing existing roof coverings where any of the following conditions occur:	
<ol style="list-style-type: none"> The existing roof or roof covering is water-soaked or has deteriorated to the point that the existing roof or roof covering is not adequate as a base for additional roofing. The existing roof covering is wood shake, slate, clay, and cement or asbestos-cement tile. The existing roof has two or more applications of any type of roof covering. 	
Damaged, cracked or broken slate or tile shall not be reinstalled. Existing vent flashing, metal edgings, drain outlets, collars and metal counter flashings shall not be reinstalled where rusted, damaged or deteriorated.	
Aggregate surfacing materials shall not be reinstalled.	
Flashing shall be reconstructed in accordance with approved manufacturer's installation instructions. Metal flashing to which bituminous materials are to be adhered shall be primed prior to installation.	
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.	