



CITY OF TUKWILA

**Department of Community
Development**

6300 Southcenter Boulevard, Tukwila, WA
98188

Telephone: (206) 431-3670

Single Family Residential remodel
and addition

Type of Permit: DEVELOPMENT

Subtype: Single Family

Retaining walls over 4-feet high (measured from the top of finish grade to the top of wall), retaining walls over 30” that support a surcharge, require a building permit. Design shall be in conformance with the current edition of the International Building Code.

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	NAMING CONVENTION
	DOCUMENTS	
	1. Soils report – when applicable for additions	Soils report
	2. Structural calculations – when applicable	Structural calculations
	3. Washington State Department of Labor and Industries valid contractor’s license or owner affidavit.	Contractor’s license or owner affidavit
	4. Current City of Tukwila business license	Business license
	PLANS	
	Cover Sheet a. Index to drawings (list all drawings and sheet number) b. Site address and parcel number c. Project description. d. Building area (square footage of all floors and area of work and if applicable the building addition)	Plans
	Site plan: a. North arrow. b. Proposed or existing access road/drive; parking plan when applicable. c. Building setback from property lines. d. (For additions) Public Works review requires the following on the site plan: driveway location (10’ minimum– 20’ maximum width), water and sewer lines, storm drainage system and downspouts. e. Identify location of sensitive areas slopes 15% or greater, wetlands, watercourses and their buffers (Additions). f. Identify location and size of all significant trees and the location of any sensitive areas and buffers or the shoreline zone. Identify any trees to be removed and location, size and species of any replacement trees (Title 18, City of Tukwila Zoning Code) when applicable.	

	ATTACHMENTS REQUIRED	NAMING CONVENTION
	Foundation plan and details – including footing drains and discharge system. Specify all foundation and framing point of connections with specific connection details.	
	Floor plan(s) and floor framing plan(s). Name all existing rooms and proposed new rooms or spaces. Walls to be identified by minimum double lines. Show all exterior openings (Doors and Windows) with sizes. Specify egress windows and safety glazing as applicable.	
	Roof plan and roof framing plan. Details for connecting to existing roof or building.	
	Building elevations (all views). On sloping sites show grade plane (see IRC Section R202), existing grade, lowest existing grade and lowest finish grade (on all views).	
	Elevation cut views (cross sections) with sufficient detail to describe the exterior building envelope. Also, to show alterations to the existing building floor to ceiling or roof. Clearly identify existing construction and show new construction either by differentiated hatched lines or clouded.	
	Structural framing plans and details as necessary to clearly describe construction. Provide sufficient dimensions for all views of plans and details. Notes shall be clear to describe hardware, fasteners, and types with sizes of material.	

NOTE: All files must be PDF