



CITY OF TUKWILA
**Department of Community
 Development**
 6300 Southcenter BLVD, Ste. 100
 Tukwila, WA 98188
 Telephone: (206) 431-3670

**Single Family Residential
 remodel and addition**
Type of Permit: DEVELOPMENT
Subtype: Single Family

The materials listed below must be submitted at the time of your application.
 All plans shall state compliance with **2018 IBC or IRC**.

All files must be **flattened PDF**.

Please ensure your files conform to City of Tukwila's [electronic submittal standards](#) prior to upload.

Painting, flooring, cabinetry or finish work does not require a permit.
 Window and door replacement (even like-for-like) DOES REQUIRE this permit.

REQUIRED DOCUMENTS	ATTACHMENT FILE NAME
1. Soils report – when applicable for additions.	Soils report
2. Structural calculations – when applicable.	Structural calculations
3. Certificate of Fire Flow from Servicing Agency or Utility District.	Water/Fire Flow availability
4. Washington State Department of Labor and Industries valid contractor's license required at the time of permit issuance or owner affidavit.	Contractor license or owner affidavit
5. Current City of Tukwila business license.	Business license
PLANS	
*All drawings and structural calculations must be flattened PDF and state compliance with IBC/IRC 2018 .	
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 *Combine all sections into one file.
Site plan: a. North arrow. b. Proposed or current access road/driveway location (10' minimum–20' maximum width), parking plan when applicable. c. Building setback from property lines. Additions must also provide on the site plan: d. Water and sewer lines, storm drainage system and downspouts. e. Location of sensitive areas slopes 15% or greater, wetlands, water courses and their buffers. f. Location and size of all significant trees, sensitive areas and buffers or the shoreline zone. Removal of trees requires a separate permit and must be identified on this site plan (Title 18, City of Tukwila Zoning Code).	
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.	

	ADDITIONAL PERMITS MAY BE REQUIRED	
	Electrical, Mechanical, Plumbing, Fire, Public Works, Land Use	