



Commercial- New, Additions or TI's

This applies to Commercial projects. The materials listed below must be submitted at the time of your application. Please see [Permit Exemptions 2021 Code](#) for permitting requirements. 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. Please see linked documents for a more detailed description.

Applicable Regulations:

- [TMC Title 16 Buildings and Construction](#)
- [TMC Title 18 Zoning](#)
- [Public Works Infrastructure Design and Construction Standards](#)
- [Contractor and Business License](#)
- [Commercial Energy Code Compliance Forms](#)

Resources:

- [Construction Portal & Fees](#)
- [Geotechnical Report](#)
- [Water Availability and Sewer Use](#)
- [Site Plan](#)
- [Cover Sheet](#)
- [Architectural Plans](#)
- [Structural Plans](#)
- [Document Standards](#)
- [Special Inspection](#)

NOTE: All files must be PDF

THE CITY OF TUKWILA DOES NOT ISSUE TEMPORARY CERTIFICATES OF OCCUPANCY. PLEASE PLAN YOUR PROJECT ACCORDINGLY AND SUBMIT ALL FINAL CLOSEOUT DOCUMENTS MORE THAN 30 DAYS BEFORE YOUR DESIRED MOVE-IN DATE.

CALL 811 OR GO TO THE 811 CENTER'S WEBSITE BEFORE DIGGING

Required Documents	Attachment File Name
Geotechnical Report prepared by a registered design professional	Geotechnical Report
Certificate of Water/Fire Flow Availability .	Water Availability
Certificate of Sewer Availability .	Sewer Availability
Structural Calculations - prepared by a registered design professional	Structural Calculations
2021 Washington State Commercial Energy Code Compliance Forms	Energy Form
Washington State Department of Labor and Industries valid Contractors License	Contractor License
Current City of Tukwila Business License	Business License
Roof Truss (and/or Floor truss) stamped engineer's package from the manufacturer	Roof Truss
Site Plan -Please see linked documents for a more detailed description	Site Plan
Traffic Fee Assessment Survey	Traffic Fee Survey
Plans – Must be legible. Please ensure current IBC codes are clearly stated.	Attachment File Name
Cover Sheet Please see linked documents for a more detailed description	Architectural Plans
Architectural Plans Please see linked documents for a more detailed description	
Special Inspection - Complete form and attach	Special Inspection
Structural Plans - Prepared by a registered design professional, showing all details.	Structural Plans
Additional Required Permits	
Electrical, Mechanical, Plumbing, Fire, Public Works will require a separate permit.	
Additional documents may be required	
Additional engineering design and construction standards may apply to your project. Contact the PW Engineers at Engineering@TukwilaWA.gov .	
Food service establishments: Approval of plans and final acceptance of the permit from the King County Department of Public Health is a requirement after final inspection approval of the associated permits issued by the City.	
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.	

Permit Exemptions
