



# CITY OF TUKWILA

Department of Community Development  
 6300 Southcenter Boulevard, Tukwila, WA 98188  
 Telephone: (206) 431-3670

# FENCES AND WALLS

Type: **DEVELOPMENT**  
 Subtype: **OTHER**

**Anyone who plans to dig should call 811 or go to their state 811 center's website before digging, to request the approximate location of buried utilities.**

This applies to Residential or Commercial projects.

The materials listed below must be submitted at the time of your application.

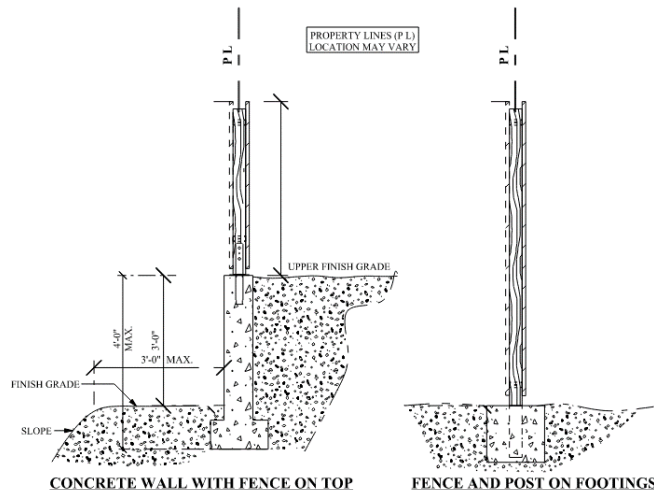
Please ensure your files conform to [City of Tukwila's electronic submittal standards](#) prior to upload. Files that do not meet these requirements will result in the application being deemed incomplete.

Required Documents	Attachment File Name
1. Washington State Department of Labor and Industries valid contractor's license or <a href="#">owner affidavit</a> .	Contractor license or owner affidavit
2. Current City of Tukwila business license	Business license
Plans – Ensure current IBC/IRC codes are clearly stated.	Attachment File Name
<b>Site Plan</b> to include: <ul style="list-style-type: none"> <li>a. North arrow and scale</li> <li>b. Property lines</li> <li>c. Location of proposed fence</li> <li>d. Location of all existing structures and easement on the site</li> <li>e. Location of all access/driveways to the property</li> </ul>	Plans
Provide <b>construction details</b> of the proposed fence to include footing and type of materials.	

NOTE: All files must be PDF.

## FENCES AND FENCES ON CONCRETE WALLS

Fences over 6 feet high require a building permit and fences over 8 feet high require professional design engineer. Retaining walls holding over 4 feet of backfill require a permit and engineering.

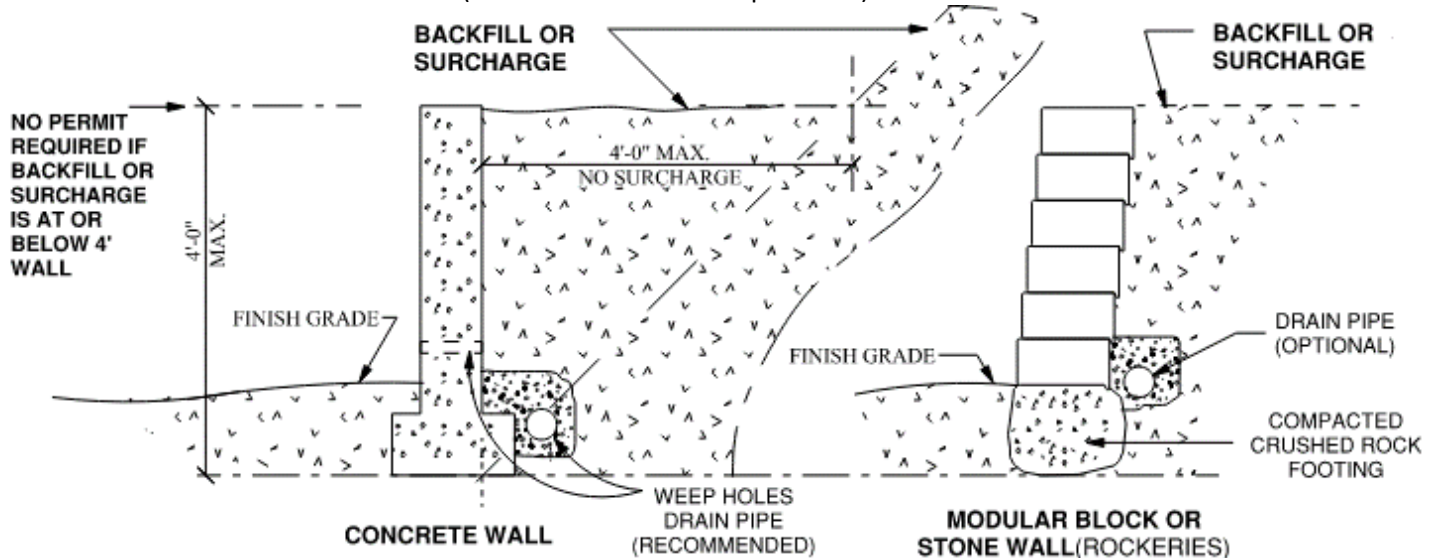


## RETAINING WALLS OVER 4 FEET HIGH

Retaining walls over 4 feet high and made of the following material types must be permitted and be designed by a professional engineer.

- Retaining concrete walls.
- Retaining modular block walls.
- Retaining stone walls (or rockeries)
- Stone Rockeries (maximum allowed height of 6 feet).

A Geotechnical report is required for these types. Your application must also include a plan for erosion prevention and permanent stabilization of disturbed soil (contact Public Works Department).



## REFERENCES:

Refer to Tukwila Municipal Code (TMC) for additional requirements when:

1. Exposed wall is greater than 4' high. (TMC 18.06.800 & 18.50.150)
2. Wall will be located on the property line or on adjacent property. (TMC 18.06.800)

Refer to Tukwila Municipal Code Title 18.50.150. for Retaining Wall Setback Waiver.

Retaining walls with an exposed height greater than four feet may be allowed in required front, side or rear yard setbacks as a Type 2 Special Permission decision to the Community Development Director under the following circumstances:

1. When the applicant's property is on the lower side of the retaining wall and it is not visible from adjacent properties or is screened by landscaping; or
2. When a wall built on a property line or perpendicular to it benefits the lots on both sides, and the owners of both properties agree to jointly maintain the wall; or
3. When a wall in a front yard is required due to roadway expansion or improvements.