



CITY OF TUKWILA

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

REROOF COMMERCIAL BUILDINGS

Type: DEMO_RACK_REROOF
 Subtype: REROOF

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 owner affidavit .	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
NOTE: A building roof plan is required for full or partial roofing replacement. Plans shall locate area of work.	
Site Plan to include: <ol style="list-style-type: none"> North arrow and scale Vicinity map Address or parcel number Written narrative describing existing roof, and roofing material to be installed. Roofing manufacturer's specification and listing for fire retardant rating. 	
*****ADDITIONAL CODE INFORMATION*****	
GENERAL Material and methods of application used for recovering or replacing an existing roof covering shall comply with the requirements of Chapter 15 of the International Building Code.	
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.	
RECOVERING vs REPLACEMENT New roof coverings shall not be installed without first removing all existing layers of roof coverings where any of the following conditions occur: <ol style="list-style-type: none"> Where 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. Where the existing roof covering is wood shake, slate, clay, cement or asbestos-cement tile. Where the existing roof has two or more applications of any type of roof covering. 	
ROOF INSULATION REQUIREMENTS Per Section C402, Table C402.1.3 and C503.3.1 of the Washington State Non-Residential Energy Code, installation of insulation is required under the following conditions: <ol style="list-style-type: none"> The roof membrane is being replaced (existing torn down to bare deck) and the roof sheathing or roof insulation is exposed; or 	

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| <ul style="list-style-type: none">b. There is not existing roof insulation below the deck.c. Roofs without insulation in the cavity and where the sheathing or insulation is exposed during reroofing shall be insulated either above or below the sheathing. | |
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Insulation values required: R-38 or U=0.027

NOTE: All files must be PDF