



City of Tukwila

REROOF – Commercial Buildings

Department of Community Development

6300 Southcenter Boulevard, Suite #100

Tukwila, Washington 98188

Phone: 206-431-3670

Web site: <http://www.ci.tukwila.wa.us>

DOCUMENTS REQUIRED FOR PERMIT APPLICATION

- Complete Permit Application Form.
- Plan Review Fee – contact Permit Center for fee estimate 206-431-3670.
- Preliminary Inspection per International Building Code Section 109.2. This inspection will be scheduled at the time of permit application.
- Provide written narrative describing existing roof, and roofing material to be installed.
- Provide roofing manufacturer's specification and listing for fire retardant rating.
- Separate permit required from the Tukwila Fire Department for asphalt kettles – 206-575-4407.
- Submit two (2) complete sets of drawings and documentation. Minimum sheet size 11" x 17", maximum sheet size 24" x 36".
- Site plan to include:
 - North arrow and scale
 - Vicinity map
 - Address or parcel number
 - NOTE: A building roof plan is required for partial roofing replacement. Plan shall locate area of work.

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:

- 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.

REPLACEMENT

Per Section 1132.1 of the Washington State Non-Residential Energy Code, installation of insulation is required under the following conditions:

- ✘ The roof membrane is being replaced (existing torn down to bare deck) and the roof sheathing or roof insulation is exposed; or there is not existing roof insulation below the deck.

- ✘ Insulation values required:
 - **Electrical resistance heating:** R-30 or U= 0.034
 - **All other space heat types** including heat pumps: R-21 or U= 0.050
 - **Semi-heated space:**
 - R-9 insulation installed entirely outside of the roof structure, or
 - R-11 insulation installed inside or within a wood roof structure, or
 - R-19 insulation installed inside or within a metal roof structure