



City of Tukwila

Department of Community Development

6300 Southcenter Boulevard, Suite #100

Tukwila, Washington 98188

Phone: 206-431-3670

Web site: <http://www.TukwilaWA.gov>

SINGLE FAMILY RESIDENTIAL

DOCUMENTS

- Certificate of water/fire flow availability. Contact the Public Works Department at 206-433-0179 for servicing district.
- Certificate of sewer availability. Contact the Public Works Department at 206-433-0179 for servicing district.
- Metro: Residential Sewer Certificate (if Tukwila Sewer District)
- King County Health Department approval for septic – 206-296-4932
- Structural calculations – when applicable (2 sets)
- Soils report – when applicable (2 sets)
- Washington State Residential Energy Code Compliance form for Prescriptive Heating System Sizing Chapter 9.
- Complete land use applications if not previously submitted (ie, Reasonable Use Exception, Variance, Shoreline or Tree Permit).
- Washington State Department of Labor and Industries valid contractor's license due at time of permit issuance.

PLANS – 4 sets of working drawings

*Minimum size 11" x 17" to maximum size of 24" x 36"; all sheets shall be the same size.

*All drawings shall be at a legible scale and neatly drawn.

*The Building Official may require the drawings be prepared by a registered architect or professional engineer. If required, the drawings and structural calculations shall be stamped by the licensed professional.

- Cover Sheet
 1. Index to drawings (list all drawings and sheet number)
 2. Site address and parcel number (if previously assigned)
 3. Project description.
 4. Building area (square footage of all floors and area of work)
 5. Vicinity map showing location of site
- Site Plan (Building site plan and utility plans are to be combined)
 1. North arrow.
 2. Existing fire hydrant location(s) or new hydrant within 250 feet of the structure.
 3. Proposed or existing access road/drive; parking plan.
 4. Building setback from property lines. Any proposed or existing easements must be shown on the plan.
 5. Public Works review requires the following on the site plan: driveway location (10' minimum – 20' maximum width), show proposed or existing power, water and sewer lines, storm drainage system and downspouts.
 6. Lowest building elevation if in Flood Control Zone.
 7. Estimated/proposed topography at 2' intervals and proposed elevation of lowest floor level.
 8. Identify location of sensitive areas slopes 15% or greater, wetlands, watercourses and their buffers.
 9. Identify location and size of significant trees that are located in sensitive areas and buffers or the shoreline zone. Of those, identify which are to be removed (Title 18, City of Tukwila Zoning Code)
 10. Identify location of high water mark or the Green/Duwamish River if the site is located within 200' of the high water mark.
- Foundation plan and details – including footing drains and discharge system.
- Floor plan.
- Roof plan
- Building elevations (all views)
- Building height and building cross-section.
- Structural framing plans and details necessary to completely describe construction.