



CITY OF TUKWILA
Public Works Department
206-433-0179

DEVELOPMENT BULLETIN C1

SINGLE FAMILY RESIDENCE

The following describes Public Works Permit Center Single-Family Residence (SFR) application processes and submittal requirements. The following discussion applies to new single family residences. To expedite review of your project, you should submit these Public Works requirements at the same time the building plans are submitted.

What do I need to provide to Public Works?

One completed permit application, a King County Sewer Use Certificate, an Infiltration Feasibility Evaluation, and (4) copies of the following plans on **MAXIMUM 22" X 34"** paper. Refer to Bulletins "Plan Submittal Guidelines" and "Erosion Prevention and Sediment Control". **Your plans must include:**

- Combined Utility/Grading/Drainage Plan
- Erosion Prevention and Sediment Control Plan
- Feasibility Evaluation per King County Surface Water Design Manual

What additional information might I need to provide?

Depending on your specific project conditions, Public Works may request additional information, such as:

- Water Availability Certificate
- Sewer Availability Certificate
- Geotechnical Report
- King County Department of Health approval if there is a septic tank onsite
- State of Washington current water right permit for wells

What happens to my permit once I submit it?

The plans are reviewed, usually by Fire, Building, Planning, and Public Works. Once the plan review is complete, you are contacted to let you know whether the plans are (1) Approved or (2) Denied. If the plans are denied, you will receive a letter with comments on your plans and a request for revision.

What Public Works permits might I need?

Most new, single family residences require a Construction Permit for grading, sanitary sewer, water, roof drains, driveway, access, and a **Water Meter** permit.

What information resources are available to me?

For design guidelines, the *Infrastructure Design Standards Manual* is available for review at the Public Works counter. The manual can be purchased for \$50.

For storm water design, please refer to the latest version of the *King County Surface Water Design Manual*, adopted by the City for storm drainage.

The Public Works Permit Center has a website at www.ci.tukwila.wa.us. King County has a website at www.metrokc.gov. If you have any questions, please contact a Public Works Development Engineer.

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CHECKLIST FOR PERMIT PLANS

Provide the plans on **MAXIMUM 22" X 34"** paper. Combining the plans onto one sheet is acceptable, if all information can be shown clearly.

Provide the following on each plan sheet:

- North arrow
- Scale (usually 1"=20')
- Project Name
- Property address
- Streets, street names and closest intersection
- Easements, Rights-of-way
 - Width
 - Distance from structures
 - Access to easement or right-of-way
- Property lines and dimensions
- Footprints of all existing and proposed structures
- Retaining walls, rockeries and other structures of that sort, existing and proposed
- Structures outside the property boundaries and within 15' of the property lines

Provide the following on the Grading and Drainage Plan:

Roof downspout infiltration is required unless determined to be not feasible or not applicable using the evaluation procedure in KCSWDM 5.1.1, p 5-5 and Appendix C.

- Clearing limits
- Existing contours at 2' intervals
- Proposed contours at 2' intervals
- Reference datum for the contours elevations
- Existing and proposed onsite drainage
- Roof downspout controls
- Locations, materials, sizes, slopes and lengths for proposed storm drainage, including downspout controls
- Cross sections for trenches, drainage pits, trench drains, etc.
- Fill material description and quantity
- Proposed location of stockpiles and material description
- Access and driveway.
- Pavement cross-section showing subgrade depth, surfacing material depth, and material descriptions for subgrade and surface.
- Provide locations, specifications and cross-sections of temporary erosion control. Refer to the King County Surface Water Design Manual for erosion prevention and sediment control guidance.
- Provide information for permanent stabilization of exposed ground. This can be a note on the drawings or a separate written description describing how the ground will be permanently stabilized and WHEN.

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- ❑ Show any of the following which apply:
 1. 100-year flood plain delineation. Only if applies to your site.
 2. Outline of sensitive areas and associated buffers
 3. Sensitive areas, water courses, lakes, wetlands, etc. within ¼ mile downstream of the property boundaries

A word about grading, drainage and access:

- Pipes with slopes over 15% must be anchored.
- There is usually one access per single family residence. The access width at the property line must be between 10'-20'. Driveway slopes can be up to a maximum of 15%. Turning radii where the driveway meets the street must be 5'. The driveway must be paved at least the first 20' from the property line. The paving must be matched from property line to the street.

Provide the following for Water Supply and Water Meter:

(TMC 14.04, 14.36)

- ❑ Location of wells within 100' of the site. Indicate which wells will be abandoned.
- ❑ Nearest fire hydrant location.
- ❑ Surface and subsurface utility locations, including power poles, light poles, underground cable.
- ❑ Pipe locations, sizes, and materials. For pipes you no longer need, indicate whether you will remove or abandon in place. Show capping at the main.
- ❑ Water meter located at property line within City ROW. If located on the property, you must provide the City an easement. Show the water meter size.

A word about water supply and water meter:

- Driveway installation of a water meter requires a box capable of withstanding traffic loads.
- Water and sewer lines must be separated by at least 10' horizontally.
- When a water line and a sewer line cross, the bottom of water line must be at least 18" above the top of the sanitary sewer line.
- Residential water meters are usually ¾". If Fire Department requires sprinkling for the house, the water meter must be at least 1".

Provide the following for the Sanitary Sewer:

(TMC 14.12, 14.36)

- ❑ Existing septic tank location.
- ❑ Size and location of the sewer main.
- ❑ Sanitary side sewer location, size and materials.
- ❑ Existing sewer, water, and storm drainage pipes. If any of the pipes will no longer be in use, indicate whether you will remove or abandon in place. Show where you will cap abandoned lines.

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A word about Sanitary Sewers:

- The City accepts non-engineered plans. The City requires engineered plans for Sewer Main Extension in City right-of-way.
- Maximum sanitary side sewer length is 150' from property line. For longer lines, you will need a Sewer Main Extension. Contact Public Works Senior Utility Engineer for specifications.
- The pipe slopes must be between 2% and 50%. The pipe must be at least 5' from the building, except where it enters the building. You must provide at least 1' cover. You must show a clean out at the building and a test tee at the property line. You must show clean outs at 100' intervals along the pipe from the property line to building and at vertical and horizontal bends of 90 degrees. The pipe must be a minimum diameter of 4" from property line to building.
- To abandon a septic tank, you must provide the City proof that the Washington State code and the Uniform Plumbing Code were followed.
- Preferred pipe materials are PVC SDR35 (gasket), concrete. Ceramic or epoxy lined ductile iron is acceptable for a special case.
- Pipes on slopes over 15% must be installed with anchors.
- Water and sewer lines must be separated by at least 10' horizontally. In addition, where water and sewer lines cross, the bottom of water line must be at least 18" above the sanitary sewer line.

Attachments:

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| 1. H-16 | Residential Site Plan |
| 2. RSITE | Sample Residential Utility Site Plan Submittal |
| 3. RS-08A RS-08B RS-8C | Residential driveway |
| 4. WS-01 | Meter – ¾" and 1" |
| 5. SS-02 | Sanitary Side Sewer – Residential |
| 6. SS-03 | Sanitary Side Sewer – Clean Out |
| 7. Excerpt Chapter 5 of the King County Surface Water Design Manual | |