



CITY OF TUKWILA

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

COMBINATION (NEW) SINGLE FAMILY RESIDENTIAL

Type: COMBOSFR
Subtype: SINGLE FAMILY

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. Certificate of water/fire flow availability.	Water availability
2. Certificate of sewer availability.	Sewer availability
3. Metro: Residential Sewer Certificate (if Tukwila Sewer District)	Metro certificate
4. King County Health Department approval for septic – 206-296-4932	KC septic approval
5. Structural calculations – when applicable	Structural calculations
6. Roof Truss stamped engineer's truss package from the roof manufacturer	Roof truss
7. Soils report – when applicable	Soils report
8. Washington State Energy Code Compliance form for building envelope, penetration (windows), and heating and/or cooling design load calculations for sizing HVAC equipment per ACCA Manual 8.	Energy form
9. Washington State Department of Labor and Industries valid contractor's license required at time of permit issuance or owner affidavit .	Contractor license or owner affidavit
10. City of Tukwila Business License	Business license
Plans – Ensure current IBC/IRC codes are clearly stated.	Attachment File Name
1. Cover Sheet a) Index to drawings (list all drawings and sheet number) b) Site address and parcel number (if previously assigned) c) Project description d) Building area (square footage of all floors and area of work)	Plans
2. Site Plan (building site plan and utility plans may be combined) a) North arrow. b) Existing fire hydrant location(s) or new hydrant within 150' of the structure. c) Proposed or existing access road/drive; parking plan. d) Building setback from property lines. Any proposed or existing easements must be shown on the plan. e) 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. f) Lowest building elevation if in Flood Control Zone.	

<p>g) Estimated/proposed topography at 2' intervals and proposed finish floor elevation of lowest floor level.</p> <p>h) Identify location of sensitive areas slopes 15% or greater, wetlands, watercourses and their buffers.</p> <p>i) Identify location and size of all significant trees and the location of any sensitive areas and buffers or the shoreline zone. Identify any trees to be removed and location, size and species of any replacement trees (Title 18, City of Tukwila Zoning Code)</p> <p>j) Identify location of high-water mark or the Green/Duwamish River if the site is located within 200' of the highwater mark.</p>	
<p>3. Foundation plan and details – including footing drains and discharge system.</p>	
<p>4. Floor plan(s) and floor framing plan(s)</p>	
<p>5. Roof plan and roof framing plan.</p>	
<p>6. Building elevations (all views). On sloping sites show grade plane (see IRC Section R202), existing grade, lowest existing grade and lowest finish grade (on all view).</p>	
<p>7. Wall sections or building cross sections with sufficient detail to describe the exterior wall envelope</p>	
<p>8. Structural framing plans and details as necessary to clearly describe construction.</p>	
<p>Additional permits may be required</p>	
<p>1. Mechanical and Plumbing do not require separate permits for new single-family residences, it is included in the Combo permit.</p>	
<p>2. Electrical will require a separate permit for the entire house and this can be applied for and issued as an over-the-counter permit.</p>	

NOTE: All files must be PDF