



CITY OF TUKWILA

Permit Center

6300 Southcenter Boulevard, Suite 100

Tukwila, WA 98188

Telephone: (206) 431-3670

<http://www.TukwilaWA.gov>

Pre-Application Project Summary

King County Assessor Account No(s): _____

Project Name: _____

Site Address: _____

Description of Proposal: _____

Anticipated period of Construction: From: _____ To: _____

Will this project be developed in phases? Yes No

If "yes" please describe: _____

Are there any existing or proposed easements on the site? Yes No

If "yes" please describe: _____

Building Information

Current Assessed Value of Building by King County: \$ _____

Value of Proposed Project: \$ _____

Total Square Footage of Building: _____ Type of Construction per 2015 IBC: _____

Please indicate the square footage of each floor, broken down by building use(s). Use additional sheet if necessary.

FIRST FLOOR	Building Use	Occupancy	Classification	Square Footage
SECOND FLOOR				
THIRD FLOOR				

Number of Parking Stalls:

Existing: Standard: _____ Compact: _____ Handicap: _____

Proposed: Standard: _____ Compact: _____ Handicap: _____

Fire Protection:

Existing: Sprinklers Automatic Fire Alarm None

Proposed: Sprinklers Automatic Fire Alarm None

Will there be storage or use of flammable, combustible or hazardous materials in the building? No Yes

If "yes" please describe: _____

Contact Person

Contact Person: _____ **Phone:** _____
Mailing Address: _____

E-Mail Address: _____

Pre-Application Procedure

The pre-application meeting is for you and the City staff to preliminarily review your project prior to submitting permits applications. This helps you to learn about and discuss our regulations and plan submittal requirements, to provide early discussion of any major issues, and to facilitate the plan review process.

NOTE: If you have specific questions or issues regarding your proposal that you would like addressed at your pre-application meeting, we encourage you to submit them with your application. This will allow staff to do the necessary research to answer your questions/concerns. Please ensure all submittals are in PDF format.

PROCEDURE:

The Development Review Committee (DRC) meets every Thursday afternoon. Two time slots are available for pre-application meetings on a first-come first-serve basis, 1:30 p.m. and 2:30 p.m. The meeting takes approximately one hour.

Your pre-application and submittal requirements must be presented to the Permit Center ten (10) days prior to the meeting (Monday, 4:00 p.m. deadline) along with the application fee plus a 5% technology fee. If fee is paid on-line a 3% convenience fee is added by CardKnox. Submittals will not be accepted through the mail, over the fax or by a messenger service.

Our meetings are informal and on-line. We usually begin with our questions and/or major issues we see. Your design team is encouraged to participate (i.e., architects, engineers, project coordinators, etc.). Staff from Building, Fire, Planning and Public Works will be present at the meeting. The Parks and Recreation Department and Police Department may provide written comments pertaining to your pre-application submittal, if necessary.

Within one week following the meeting, a summary of all comments prepared in checklist format will be available in the attachments online. Along with the comments will be permit applications, plan submittal requirements, selected ordinances and general information as it pertains to your project.

If you have any questions or want to participate in this process, please feel free to contact the Permit Center at (206) 431-3670.

PLAN SUBMITTAL CHECKLIST:

Your pre-application plan submittal checklist is a guide. However, the more information submitted, the more complete our assessment can be.

Please attach a flattened PDF set of plans containing the following along with the completed application:

SITE PLAN REQUIREMENTS

- Distance between structures and property lines
- Width of any adjacent public right-of-way(s)
- Designated landscape areas
- Easements (including railroad, Puget Power, etc.)
- Parking layout
- Truck loading area designations
- Access points and traffic circulation pattern
- Footprint of existing and/or proposed structures
- Significant natural features (water, slopes, vegetation, etc)
- Identify sites proximity to river environment if less than 200 feet from the river
- Topography map (for slopes over 15%)

WORKING DRAWINGS

- Structure – General layout
- Exits and exiting pattern
- Uses and dimensions of all spaces

ADDITIONAL REQUIREMENTS

- Vicinity Map – include north arrow