

WIRELESS – ELIGIBLE FACILITY MODIFICATION

City of Tukwila - Permit Center
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Tukwila, WA 98188
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Permit

Permit Type: Wireless Facilities
Subtypes: Eligible Facility Modification

*Please see separate checklists for [New Macro Facilities](#) or [Small Wireless Facilities](#).

ABOUT ELIGIBLE FACILITIES MODIFICATIONS

In the City of Tukwila, wireless permits for macro facilities and new towers are necessary to ensure that telecommunications infrastructure complies with local regulations and community standards. However, modifications to existing macro facilities are often considered to be an Eligible Facility Modification and do not require a separate land use permit.

Applicable Regulations:

- [Title 18 – Zoning \(Chapter 18.58\)](#)

Permit Portal:

- [Construction Permit Portal](#)

PERMIT REQUIREMENTS

Some wireless facility projects require both a land use (wireless) permit and a development (building) permit to ensure they meet all regulatory standards. The land use permit focuses on compliance with zoning, environmental, and community guidelines for wireless facilities, while the development permit addresses construction aspects, such as safety and building codes. This dual-permitting process helps ensure that wireless infrastructure is built responsibly and in accordance with both land use and structural regulations, supporting safe, effective integration within the community.

Eligible Facility Modifications only require a development permit, they do not require a separate land use permit, see below.

	Land Use Permit	Development Permit
Eligible Facility Modification	Not Required – use this checklist, apply for a construction permit	Required
Macro Facility – No New Tower	Required – use Macro Facility checklist	Required
Macro Facility – New Tower	Required – use Macro Facility checklist	Required

SUBMITTAL CHECKLIST

The materials listed below must be submitted at the time of your application. **ADDITIONAL MATERIALS MAY BE REQUIRED.**

Please ensure files are **saved as PDF** and conform to **City of Tukwila electronic submittal standards** prior to upload.

CHECKLIST	FILE NAME	DESCRIPTION
DOCUMENTS		
<input type="checkbox"/>	RESPONSE TO CRITERIA – 18.58.090	Narrative responding to criteria in TMC 18.58.090 (see below)

WIRELESS – Eligible Facility Modification

ELIGIBLE FACILITY MODIFICATION

(Type 1 Permit)

* Application Type:	WIRELESS COMMUNICATION FACILIT ✓✓
* Subtype:	ELIGIBLE FACILITY MODIFICATION ✓✓

Application Type per Online Portal

ELIGIBLE FACILITIES REQUESTS – TMC 18.58.090 Criteria

Project qualifies as an Eligible Facility Modification:

Under 47 USC 1455 and relevant FCC regulations (see 47 CFR §1.6100), a local jurisdiction must approve a modification of a wireless facility qualifying as an eligible facility request. Accordingly, the City adopts the provisions of TMC 18.58.090 for review of applications for eligible facility requests as defined by this chapter and federal law. Specifically, an “Eligible facilities request” shall mean any request for modification of an existing tower or base station that does not substantially change the physical dimensions of such tower or base station, involving:

- a. Collocation of new transmission equipment;
- b. Removal of transmission equipment; or
- c. Replacement of transmission equipment.

Project is not a substantial change:

“Substantial Change”. A modification will substantially change the physical dimensions of an eligible support structure if it meets any of the following criteria:

- a. For towers not in the public rights-of-way, it increases the height of the tower by more than 10% or by the height of one additional antenna array with separation from the nearest existing antenna not to exceed 20 feet, whichever is greater; for other eligible support structures, it increases the height of the structure by more than 10% or more than 10 feet, whichever is greater. The separation of antennas is measured by the distance from the top of the existing antennas to the bottom of the new antennas. Changes in height should be measured from the original support structure in cases where deployments are or will be separated horizontally, such as on buildings’ rooftops; in other circumstances, changes in height should be measured from the dimensions of the tower or base station, inclusive of originally approved appurtenances and any modifications that were approved prior to the passage of the Spectrum Act.
- b. For towers not in the public rights-of-way, it involves adding an appurtenance to the body of the tower that would protrude from the edge of the tower more than 20 feet, or more than the width of the tower structure at the level of the appurtenance, whichever is greater; for other eligible support structures, it involves adding an appurtenance to the body of the structure that would protrude from the edge of the structure by more than 6 feet.
- c. For any eligible support structure, it involves installation of more than the standard number of new equipment cabinets for the technology involved, but not to exceed 4 cabinets; or, for towers in the public rights-of-way and base stations, it involves installation of any new equipment cabinets on the ground if there are no pre-existing ground cabinets associated with the structure, or else involves installation of ground cabinets that are more than 10% larger in height or overall volume than any other ground cabinets associated with the structure. d. For any eligible support structure:

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- (1) it entails any excavation or deployment outside the current site; except that, for towers other than towers in the public rights-of-way, it entails any excavation or deployment of transmission equipment outside of the current site by more than 30 feet in any direction. The site boundary from which the 30 feet is measured excludes any access or utility easements currently related to the site;
- (2) it would defeat the concealment elements of the eligible support structure; or
- (3) it does not comply with conditions associated with the siting approval of the construction or modification of the eligible support structure or base station equipment provided, however, that this limitation does not apply to any modification that is non-compliant only in a manner that would not exceed the thresholds identified in this section.