



CITY OF TUKWILA

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

FOUNDATION ONLY

Type: DEVELOPMENT
Subtype: COMM-WHSE

The International Building Code allows the building official to issue a permit for part of a building before the entire building permit has been approved.

- SUBMIT "FOUNDATION ONLY" APPLICATION **AFTER** BUILDING APPLICATION: All required documents and plans (structural, non-structural, site plan, civil, etc.) for the building permit must be submitted prior to applying for a "Foundation Only" permit. The submittal documents for both the building permit and "Foundation Only" permit shall be the same. Each plan sheet shall clearly identify plans that are for "Foundation Only."
- VALUATION: Fees for the "Foundation Only" permit will be based on the valuation of only the foundation work. The valuation for the "Foundation Only" permit should be deducted from the entire project's valuation.
- LIMITED REVIEW: The review of the foundation permit is limited, and the applicant assumes the risk of possible required modifications that may result from the review of the entire project. The holder of a "Foundation Only" permit shall proceed at the holder's own risk with the building operation and without assurance that a permit for the entire structure will be granted per IBC 107.3.3.

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.

All documents must be stamped and signed by the design professional.

| Required Documents | Attachment File Name |
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| 1. Letter requesting "Foundation Only" permit. This shall be on company letterhead and include the contact information of the design professional in responsible charge per IBC 107.3.3 and 107.3.4 | Cover Letter |
| 2. Engineer's geotechnical reports | Geotechnical Report |
| 3. Washington State Department of Labor and Industries valid contractor's license or owner affidavit . | Contractor license or owner affidavit |
| 4. City of Tukwila Business License | Business license |
| Plans – Ensure current IBC/IRC codes are clearly stated. | Attachment File Name |
| 1. Cover Sheet <ol style="list-style-type: none"> 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) e. Special inspections, structural observation, and quality assurance plans are to be noted on plans per IBC 1705. | Plans |
| 2. Civil Plans Civil drawings for the installation of the foundation system and grading of the project. | |
| 3. Site Plan (building site plan and utility plans may be combined) <ol style="list-style-type: none"> a. North arrow. b. Existing fire hydrant location(s) or new hydrant within 250 feet of the structure. | |

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| <p>c. Proposed or existing access road/drive; parking plan.</p> <p>d. Building setback from property lines. Any proposed or existing easements must be shown on the plan.</p> <p>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.</p> <p>f. Lowest building elevation if in Flood Control Zone.</p> <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> | |
| 4. Foundation plan and details including footing drains and discharge system. Each sheet shall be labeled as FOUNDATION ONLY. | |
| 5. Floor plan(s) and floor framing plan(s) | |
| 6. Roof plan and roof framing plan. | |
| 7. 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). | |
| 8. Wall sections or building cross sections with sufficient detail to describe the exterior wall envelope | |
| 9. Structural framing plans and details as necessary to clearly describe construction. | |
| Additional permits may be required | |
| A fire sprinkler permit from the Fire Department may be required for the installation of the automatic fire sprinkler system per Ordinance No. 2436. | |

- Note:**
- A. All files must be PDF.
 - B. Plans and calculations for in-slab systems or site work such as plumbing, HVAC, electrical, etc., require separate permits. Installation without permits will result in double permit fees.
 - C. No landscaping is to be removed or installed without prior approval from the Planning Department.
 - D. Unless the permit for the entire structure has been issued, any work beyond excavating, forming, and pouring the foundation (top of slab) will result in double permit fees.