

**Commercial- New, Additions or TI's**

This applies to Commercial projects. The materials listed below must be submitted at the time of your application. Please see [Permit Exemptions 2021 Code](#) for permitting requirements. Please ensure your files conform to City of Tukwila's electronic [Document Standards](#) prior to upload. Files that do not meet these requirements will result in the application being deemed incomplete. Please see linked documents for a more detailed description.

**Applicable Regulations:**

- [TMC Title 16 Buildings and Construction](#)
- [TMC Title 18 Zoning](#)
- [Public Works Infrastructure Design and Construction Standards](#)
- [Contractor and Business License](#)
- [Commercial Energy Code Compliance Forms](#)

**Resources:**

- [Construction Portal & Fees](#)
- [Geotechnical Report](#)
- [Water Availability and Sewer Use](#)
- [Site Plan](#)
- [Cover Sheet](#)
- [Architectural Plans](#)
- [Structural Plans](#)
- [Document Standards](#)
- [Special Inspection](#)

**NOTE: All files must be PDF**

**THE CITY OF TUKWILA DOES NOT ISSUE TEMPORARY CERTIFICATES OF OCCUPANCY. PLEASE PLAN YOUR PROJECT ACCORDINGLY AND SUBMIT ALL FINAL CLOSEOUT DOCUMENTS MORE THAN 30 DAYS BEFORE YOUR DESIRED MOVE-IN DATE.**

**CALL 811 OR GO TO THE [811 CENTER'S WEBSITE](#) BEFORE DIGGING**

Required Documents	Attachment File Name
<a href="#">Geotechnical Report</a> prepared by a registered design professional	Geotechnical Report
Certificate of <a href="#">Water/Fire Flow Availability</a> .	Water Availability
Certificate of <a href="#">Sewer Availability</a> .	Sewer Availability
<a href="#">Structural Calculations</a> - prepared by a registered design professional	Structural Calculations
<a href="#">2021 Washington State Commercial Energy Code Compliance Forms</a>	Energy Form
Washington State Department of Labor and Industries valid <a href="#">Contractors License</a>	Contractor License
Current City of Tukwila <a href="#">Business License</a>	Business License
Roof Truss (and/or Floor truss) stamped engineer's package from the manufacturer	Roof Truss
<a href="#">Site Plan</a> -Please see linked documents for a more detailed description	Site Plan
<b>Plans – Must be legible. Please ensure current IBC codes are clearly stated.</b>	<b>Attachment File Name</b>
<a href="#">Cover Sheet</a> Please see linked documents for a more detailed description	Architectural Plans
<a href="#">Architectural Plans</a> Please see linked documents for a more detailed description	
<a href="#">Special Inspection</a> - Complete form and attach	Special Inspection
<a href="#">Structural Plans</a> - Prepared by a registered design professional, showing all details.	Structural Plans
<b>Additional Required Permits</b>	
Electrical, Mechanical, Plumbing, Fire, Public Works will require a separate permit.	
<b>Additional documents may be required</b>	
Additional engineering design and construction standards may apply to your project. Contact the PW Engineers at <a href="mailto:Engineering@TukwilaWA.gov">Engineering@TukwilaWA.gov</a> .	
<b>Food service establishments:</b> Approval of plans and final acceptance of the permit from the King County Department of Public Health is a requirement after final inspection approval of the associated permits issued by the City.	
<b>Additional permits may be required</b>	
There may be zoning, and environmental considerations surrounding the project as well, please contact <a href="mailto:Planning@TukwilaWA.gov">Planning@TukwilaWA.gov</a> with any questions.	