

There are several activities that don't require a building permit. So how do we trigger the question "Do I need a grading or stormwater permit?"

**All earth disturbing projects are required to comply with the construction ordinance. No discharge from site allowed.**

**Small Project - Local SW Permit not required if:**

- Single family development or re-development project
- Criteria:
  - All earth disturbing activities < 2500 sq ft; and
  - Ground disturbing activity does not have the potential to disturb or change natural drainage patterns;
- Inspections may occur – complaint basis or once during project
- Inspections covered primarily by building department
- Erosion and sediment control (ESC) practices should be installed if there is a potential for discharge.
- Exemptions:
  - Gardens – single family, non-commercial
  - Fencing
  - Raised decks, patio covers, awnings
  - Sprinkler system as a stand alone project, small disturbance
  - Minor landscaping – tree & shrub planting, flower beds

**Medium Project - Local SW Permit required if:**

Criteria:

- All new structures that require a building permit; and
- All earth disturbing activities ≥ 2500 sq ft and < 1 acre; and
- Ground disturbing activity that has the potential to disturb or change natural drainage patterns

Requirements:

- ESC practices must be installed
- Site plan required showing drainage, ESC plan
  - Aerial photo or other property map
  - Identify drainage features
  - Show direction of water flow
  - Grading plan
  - Describe construction activities
  - Show BMPs
  - Special conditions may trigger P.E. design
- Minimum of three inspections
  - Initial inspection
  - Inspection during project
  - Final inspection – post-construction practices

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- No CESCL required
- Post-construction tracking waived

**Large Projects -  $\geq 1$  acre or  $< 1$  ac in planned development**

- Requires full SW Pollution Prevention Plan (SWPPP) in accordance with stormwater manual and associated ESC practices must be installed
- Local SW Permit required
- Ecology SW Permit may be required
- CESCL daily inspections of ESC BMPs
- Engineered post-construction BMPs
- Engineer required to show calculations to size BMPs
- Inspections:
  - Initial site inspection required
  - Inspections during project
  - Final inspection – post-construction practices