

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 projects - Less than 1 acre

Local SW Permit not required if:

- Single family development or re-development project
- Requirements:
 - All new structures that require a building permit; and
 - All earth disturbing activities < 2500 sq ft (1/2 minimum lot size); 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

Local SW Permit required if:

Criteria:

- All new structures that require a building permit; and
- All earth disturbing activities \geq 2500 sq ft (1/2 minimum lot size) 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

FOR DISCUSSION PURPOSES ONLY

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- Minimum of three inspections
 - Initial inspection
 - Inspection during project
 - Final inspection – post-construction practices
- No CESCL required
- Post-construction tracking waived

Large Projects - ≥ 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