



**CITY OF SELAH**

*Community Development and Planning*

*222 S. Rushmore Rd., Selah, WA 98942*

*(509) 698-7365 F a x (509) 678-7372*

*[www.selahwa.gov](http://www.selahwa.gov)*

# **NEW COMMERCIAL APPLICATION PACKET**

# Plan Submittal Checklist

1. ( ) Completed Building, Plumbing, Mechanical, Sign, Fire (if applicable) Permit Applications.
2. ( ) Plumbing fixture quantity AND type (for commercial alterations include both EXSISTING and NEW plumbing fixture counts.)
3. ( ) 4 copies of the site plan, as outlined in the General Site Plan Checklist.
4. ( ) 4 copies of the Building Plan.
5. ( ) 4 copies of engineered roof truss layout.
6. ( ) 4 copies of typical cross section through structure from roof through foundation.
7. ( ) 4 copies of stair and rail detail (tread depth and riser height must be shown).
8. ( ) 4 copies of completed Energy Code forms.
9. ( ) 2 copies of the Stormwater Management Plan.

For questions regarding construction plan submittal and/ or building code questions, please contact the Building Department at 509-698-7365 or visit our webpage at [selahwa.gov/public-works/building-permits/](http://selahwa.gov/public-works/building-permits/).



# Commercial Site Plan Checklist

1. ( ) Parcel number(s).
2. ( ) Property address.
3. ( ) Legal description.
4. ( ) North arrow.
5. ( ) Scale.
6. ( ) Applicant name and contact information.
7. ( ) Project name.
8. ( ) Property dimensions and shape of lot.
9. ( ) Size and location of existing structures.
10. ( ) Size and location of proposed structures.
11. ( ) Distance(s) of structures to property line and centerline of Right of Way.
12. ( ) Location of existing and proposed signage (if applicable).
13. ( ) Size and location of utilities.
14. ( ) Parking plan.
15. ( ) Location of ingress and egress points/ driveways.
16. ( ) Lot coverage calculation.
17. ( ) Dumpster screening and location.

**All general site plans shall be legibly drawn, printed, or prepared to scale. The scale of the drawing shall be a standard engineering scale and no smaller than 8 ½ x 11” and not larger than 8 ½ x 17”**

If you have any questions on how to prepare your site plan please contact the Community Development and Planning Department at (509)698-7365 or visit our website at [selahwa.gov](http://selahwa.gov).



## CITY OF SELAH

Planning Department • 222 South Rushmore RD. • Selah, WA 98942 • Ph: (509) 698-7365 • [www.selahwa.gov](http://www.selahwa.gov)  
All final Certificates of Occupancy are subject to final building inspection. Please call to schedule inspections.

OFFICIAL USE ONLY:

PERMIT#

Site Address:		<b>APPLICANT SECTION</b>	
Parcel#:		Name:	
Property Owner Name:		Address:	
Property Owner Phone:		City/State/Zip:	
Address:		Phone:	
		Project Valuation / Cost of Construction	
Project Description (Use back or attach pages for more room):			
<b>PERMIT TYPE</b>		<b>Square Footage</b>	
<input type="checkbox"/> Residential	<input type="checkbox"/> Commercial	1 <sup>st</sup> Floor:	Garage:
<input type="checkbox"/> New Construction	<input type="checkbox"/> New Tenant Improvement	2 <sup>nd</sup> Floor:	Basement:
<input type="checkbox"/> Alteration	<input type="checkbox"/> Change of Occupancy	3 <sup>rd</sup> Floor:	Covered Porch:
<input type="checkbox"/> Fire Alarm	<input type="checkbox"/> Fire Sprinkler	Carport:	# Bedrooms:
IBC/IRC Occupancy Classification		Covered Patio:	# Bathrooms:
<b>BUILDING SPECS</b>		<b>SETBACKS</b>	
Zone:	SQ FT. Total:	Front:	Back:
Lot Size:	# of Stories:	Side:	Side:
<b>CONTRACTOR SECTION</b>			
Name:			
Contr. Lic#:		Exp:	
Address:		City/State/Zip:	
Phone:		Email:	
<b>Pursuant to RCW 19.27.095 (2) (i-ii):</b> (i) The name, address, and phone number of the office of the lender administering the interim construction financing, if any; or (ii) The name and address of the firm that has issued a payment bond, if any, on behalf of the prime contractor for the protection of the owner, if the bond is for an amount not less than fifty percent of the total amount of the construction project.			
<b>Lending Institutions:</b>			
Address:		City/State/Zip:	
Email:		Phone:	

I hereby certify under penalty of perjury under the laws of the State of Washington that I have read this application and know that the information provided herein is true and complete to the best of my knowledge. I agree to comply with all current building codes, laws, regulations and permit requirements related to this project. I additionally certify that I am the owner of the subject property, or, that I have been given express permission by the owner to submit this application for permit. I agree and grant The City of Selah Building Code Enforcement and Planning Department officials and agents the right to enter the premises as described for this permit application, for the purpose of making inspections and tests as may be required. All permit fees are non-refundable and expire within (180) one hundred and eighty days of issuance.

Owner/ Applicant

Date

Planning Department Official

Date



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OFFICIAL USE ONLY:

PERMIT#

### COMMERCIAL PLUMBING PERMIT APPLICATION

<b>SITE ADDRESS:</b>	<b>CONTRACTOR SECTION</b>
Owner Name:	Contractor Name:
Address:	Address:
City/State/Zip:	City/State/Zip:
Phone:	Phone:
Project Valuation \$	License:
Project Description (Use back or attach pages for more room):	

Fixture Type:	QTY:	Fee:	Total:
Flat Permit Fee		30.86	
Atmospheric Vacuum breaker	1-5 5 +	7.60 1.61 Ea.	
Backflow < 2"		11.43	
Backflow >2"		24.97	
Bath/ Shower		11.43	
Clothes Washer		11.43	
Dishwasher		11.43	
Industrial Waste Pre-treatment Interceptor System		18.09	
Lawn Sprinkler		9.77	
Rainwater Systems		10.86 per drain	
Side Sewer		20.17	
Sink		11.43	
Water Closet (Toilet)		11.43	
Water Fountain		11.43	
Water Heater		11.43	
Water Piping		11.43	
Other:			
Other:			
Other:			
Other:			

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OFFICIAL USE ONLY:

PERMIT#

### COMMERCIAL MECHANICAL PERMIT APPLICATION

<b>SITE ADDRESS:</b>	<b>CONTRACTOR</b>
Owner Name:	Name:
Address:	Address:
City/State/Zip:	City/State/Zip:
Phone:	Phone:
	Project Valuation:
Project Description (Use back or attach pages for more room):	

Fixture Type:	QTY:	Fee::	Total:
Flat Permit Fee		24.37	
AC < 10K BTU		13.81	
AC < 500K BTU		18.73	
AC > 500K BTU		39.79	
AC >100K BTU		18.73	
Appliance Vent		10.55	
Furnace < 100K BTU		17.86	
Furnace > 100K BTU		21.12	
Gas Insert		14.68	
Gas Piping	1-4 outlets 5 +	8.16 3.11 per outlet	
Heater, Wall Mount		13.95	
Hood & Duct		30.83	
Incinerator		102.55	
Vent Fans		10.55	
Wood/ Pellet Stove		35.58	
Fire Alarm System		122.99	
Fire Suppression System		122.99	
Fire Heads		0.61 each	

I hereby certify under penalty of perjury under the laws of the State of Washington that I have read this application and know that the information provided herein is true and complete to the best of my knowledge. I agree to comply with all current building codes, laws, regulations and permit requirements related to this project. I additionally certify that I am the owner of the subject property, or, that I have been given express permission by the owner to submit this application for permit. I agree and grant The City of Selah Building Code Enforcement and Planning Department officials and agents the right to enter the premises as described for this permit application, for the purpose of making inspections and tests as may be required. All permit fees are non-refundable and expire within (180) one hundred and eighty days of issuance.

Owner/ Applicant

Date

Planning Department Official

Date

# Table 406.2

## Energy Credits (2015 Code)

OPTION	DESCRIPTION	CREDIT(S)	Estimated Cost
1a	<p><b>EFFICIENT BUILDING ENVELOPE 1a:</b>  Prescriptive compliance is based on Table R402.1.1 with the following modifications:  Vertical fenestration U = 0.28  Floor R-38  Slab on grade R-10 perimeter and under entire slab  Below grade slab R-10 perimeter and under entire slab  <b>or</b>  Compliance based on Section R402.1.4: Reduce the Total UA by 5%.</p>	0.5	
1b	<p><b>EFFICIENT BUILDING ENVELOPE 1b:</b>  Prescriptive compliance is based on Table R402.1.1 with the following modifications:  Vertical fenestration U = 0.25  Wall R-21 plus R-4  Floor R-38  Basement wall R-21 int plus R-5 ci  Slab on grade R-10 perimeter and under entire slab  Below grade slab R-10 perimeter and under entire slab  <b>or</b>  Compliance based on Section R402.1.4: Reduce the Total UA by 15%.</p>	1.0	
1c	<p><b>EFFICIENT BUILDING ENVELOPE 1c:</b>  Prescriptive compliance is based on Table R402.1.1 with the following modifications:  Vertical fenestration U = 0.22  Ceiling and single-rafter or joist-vaulted R-49 advanced  Wood frame wall R-21 int plus R-12 ci  Floor R-38  Basement wall R-21 int plus R-12 ci  Slab on grade R-10 perimeter and under entire slab  Below grade slab R-10 perimeter and under entire slab  <b>or</b>  Compliance based on Section R402.1.4: Reduce the Total UA by 30%.</p>	2.0	
1d <sup>a</sup>	<p><b>EFFICIENT BUILDING ENVELOPE 1d:</b>  Prescriptive compliance is based on Table R402.1.1 with the following modifications:  Vertical fenestration U = 0.24</p>	0.5	
2a	<p><b>AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION 2a:</b>  Compliance based on R402.4.1.2: Reduce the tested air leakage to 3.0 air changes per hour maximum  <b>and</b>  All whole house ventilation requirements as determined by Section M1507.3 of the <i>International Residential Code</i> shall be met with a high efficiency fan (maximum 0.35 watts/cfm), not interlocked with the furnace fan. Ventilation systems using a furnace including an ECM motor are allowed, provided that they are controlled to operate at low speed in ventilation only mode.  To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the maximum tested building air leakage and shall show the qualifying ventilation system.</p>	0.5	
2b	<p><b>AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION 2b:</b>  Compliance based on Section R402.4.1.2: Reduce the tested air leakage to 2.0 air changes per hour maximum  <b>and</b>  All whole house ventilation requirements as determined by Section M1507.3 of the <i>International Residential Code</i> shall be met with a heat recovery ventilation system with minimum sensible heat recovery efficiency of 0.70.  To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the maximum tested building air leakage and shall show the heat recovery ventilation system.</p>	1.0	

## Table 406.2

### Energy Credits (2015 Code)

OPTION	DESCRIPTION	CREDIT(S)	Estimated Cost
2c	<p><b>AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION 2c:</b>  Compliance based on Section R402.4.1.2: Reduce the tested air leakage to 1.5 air changes per hour maximum  <b>and</b>  All whole house ventilation requirements as determined by Section M1507.3 of the <i>International Residential Code</i> shall be met with a heat recovery ventilation system with minimum sensible heat recovery efficiency of 0.85.  To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the maximum tested building air leakage and shall show the heat recovery ventilation system.</p>	1.5	
3a <sup>b</sup>	<p><b>HIGH EFFICIENCY HVAC EQUIPMENT 3a:</b>  Gas, propane or oil-fired furnace with minimum AFUE of 94%, or  Gas, propane or oil-fired boiler with minimum AFUE of 92%  To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the heating equipment type and the minimum equipment efficiency.</p>	1.0	
3b <sup>b</sup>	<p><b>HIGH EFFICIENCY HVAC EQUIPMENT 3b:</b>  Air-source heat pump with minimum HSPF of 9.0  To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the heating equipment type and the minimum equipment efficiency.</p>	1.0	
3c <sup>b</sup>	<p><b>HIGH EFFICIENCY HVAC EQUIPMENT 3c:</b>  Closed-loop ground source heat pump; with a minimum COP of 3.3  <b>or</b>  Open loop water source heat pump with a maximum pumping hydraulic head of 150 feet and minimum COP of 3.6  To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the heating equipment type and the minimum equipment efficiency.</p>	1.5	
3d <sup>b</sup>	<p><b>HIGH EFFICIENCY HVAC EQUIPMENT 3d:</b>  Ductless Split System Heat Pumps, Zonal Control: In homes where the primary space heating system is zonal electric heating, a ductless heat pump system shall be installed and provide heating to the largest zone of the housing unit.  To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the heating equipment type and the minimum equipment efficiency.</p>	1.0	
4	<p><b>HIGH EFFICIENCY HVAC DISTRIBUTION SYSTEM:</b>  All heating and cooling system components installed inside the conditioned space. This includes all equipment and distribution system components such as forced air ducts, hydronic piping, hydronic floor heating loop, convectors and radiators. All combustion equipment shall be direct vent or sealed combustion.  For forced air ducts: A maximum of 10 linear feet of return ducts and 5 linear feet of supply ducts may be located outside the conditioned space. All metallic ducts located outside the conditioned space must have both transverse and longitudinal joints sealed with mastic. If flex ducts are used, they cannot contain splices. Flex duct connections must be made with nylon straps and installed using a plastic strapping tensioning tool. Ducts located outside the conditioned space must be insulated to a minimum of R-8. Locating system components in conditioned crawl spaces is not permitted under this option.  Electric resistance heat and ductless heat pumps are not permitted under this option. Direct combustion heating equipment with AFUE less than 80% is not permitted under this option.  To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the heating equipment type and shall show the location of the heating and cooling equipment and all the ductwork.</p>	1.0	



## Table 406.2

### Energy Credits (2015 Code)

OPTION	DESCRIPTION	CREDIT(S)	Estimated Cost
5a	<p><b>EFFICIENT WATER HEATING 5a:</b></p> <p>All showerhead and kitchen sink faucets installed in the house shall be rated at 1.75 GPM or less. All other lavatory faucets shall be rated at 1.0 GPM or less.<sup>c</sup></p> <p>To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the maximum flow rates for all showerheads, kitchen sink faucets, and other lavatory faucets.</p>	0.5	
5b	<p><b>EFFICIENT WATER HEATING 5b:</b></p> <p>Water heating system shall include one of the following: Gas, propane or oil water heater with a minimum EF of 0.74</p> <p><b>or</b></p> <p>Water heater heated by ground source heat pump meeting the requirements of Option 3c.</p> <p><b>or</b></p> <p>For R-2 occupancy, a central heat pump water heater with an EF greater than 2.0 that would supply DHW to all the units through a central water loop insulated with R-8 minimum pipe insulation.</p> <p>To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the water heater equipment type and the minimum equipment efficiency.</p>	1.0	
5c	<p><b>EFFICIENT WATER HEATING 5c:</b></p> <p>Water heating system shall include one of the following: Gas, propane or oil water heater with a minimum EF of 0.91</p> <p><b>or</b></p> <p>Solar water heating supplementing a minimum standard water heater. Solar water heating will provide a rated minimum savings of 85 therms or 2000 kWh based on the Solar Rating and Certification Corporation (SRCC) Annual Performance of OG-300 Certified Solar Water Heating Systems</p> <p><b>or</b></p> <p>Electric heat pump water heater with a minimum EF of 2.0 and meeting the standards of NEEA's Northern Climate Specifications for Heat Pump Water Heaters</p> <p>To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the water heater equipment type and the minimum equipment efficiency and, for solar water heating systems, the calculation of the minimum energy savings.</p>	1.5	
5d	<p><b>EFFICIENT WATER HEATING 5d:</b></p> <p>A drain water heat recovery unit(s) shall be installed, which captures waste water heat from all the showers, and has a minimum efficiency of 40% if installed for equal flow or a minimum efficiency of 52% if installed for unequal flow. Such units shall be rated in accordance CSA B55.1 and be so labeled.</p> <p>To qualify to claim this credit, the building permit drawings shall include a plumbing diagram that specified the drain water heat recovery units and the plumbing layout needed to install it and labels or other documentation shall be provided that demonstrates that the unit complies with the standard.</p>	0.5	

**Table 406.2**  
**Energy Credits (2015 Code)**

OPTION	DESCRIPTION	CREDIT(S)	Estimated Cost
6	<p><b>RENEWABLE ELECTRIC ENERGY:</b></p> <p>For each 1200 kWh of electrical generation per each housing unit provided annually by on-site wind or solar equipment a 0.5 credit shall be allowed, up to 3 credits. Generation shall be calculated as follows:</p> <p>For solar electric systems, the design shall be demonstrated to meet this requirement using the National Renewable Energy Laboratory calculator PVWATTS. Documentation noting solar access shall be included on the plans.</p> <p>For wind generation projects designs shall document annual power generation based on the following factors:</p> <p>The wind turbine power curve; average annual wind speed at the site; frequency distribution of the wind speed at the site and height of the tower.</p> <p>To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall show the photovoltaic or wind turbine equipment type, provide documentation of solar and wind access, and include a calculation of the minimum annual energy power production.</p>	0.5	



# **CITY OF SELAH**

**Community Development & Planning**

222 South Rushmore Road

Selah, Washington 98942

Phone 509 698-7365

Fax 509 698-7372

## **FOOTING AND FOUNDATION PERMIT APPLICATION**

Site Address: \_\_\_\_\_

Parcel#: \_\_\_\_\_

Property Owner: \_\_\_\_\_ Owner Address: \_\_\_\_\_

Property Owner Ph: \_\_\_\_\_ Owner E-mail: \_\_\_\_\_

Applicant: \_\_\_\_\_ Applicant Address: \_\_\_\_\_

Applicant Ph: \_\_\_\_\_ Applicant E-mail: \_\_\_\_\_

Pursuant to Section 105.1 of the International Building Code and Chapter 4 of the International Residential Code, the accompanying permit has been issued for construction of footing and foundation only.

The permit holder shall proceed at their own risk without assurance that structural permits will be granted.

The permit holder shall proceed at their own risk, and with full knowledge that review of the structural plans associated may require alteration to the footing and foundation. In such a case it is the responsibility of the permit holder to remove/alter the footings and foundations as required by the approved plans and/or as directed by the Building Official.

The accompanying permit authorizes construction of footings and foundation only. Work carried beyond the footing and foundation will be in violation of the City of Selah Building Code Ordinances and subject to enforcement actions under said ordinances, including investigation fees and issuance of stop work orders.

The above information has been read and acknowledge. It is understood that the accompanying permit is limited to footings and foundation only and that no work shall be done other than the footings and foundation under the terms of issuance.

\_\_\_\_\_  
Permit Holder

\_\_\_\_\_  
Date

\_\_\_\_\_  
Planning/ Building Administrator

\_\_\_\_\_  
Date



## Managing Stormwater in Selah:

### REQUIREMENTS FOR CONSTRUCTION PROJECTS

Why: On February 16, 2007, the Eastern Washington Phase II Municipal Stormwater Permit came into effect. Selah falls under the ruling of this Phase II NPDES Permit and was required to create specific ordinances pertaining to Stormwater. One ordinance pertains to the design requirements for new development and for redevelopment Selah Municipal Code (SMC) 9.23. The other ordinance pertains to the control of sediment and erosion during construction (SMC 9.24).

All projects, regardless of the size, shall comply with the following requirements:

- A.** Grading, erosion control practices, sediment control practices and waterway crossings shall meet the design criteria set forth in the Stormwater Management Manual for Eastern Washington, and shall be adequate to prevent transportation of pollutants and sediment from the site to the satisfaction of the City. Cut and fill slopes shall be no greater than 2:0, except as approved by the City to meet other community or environmental objectives.
- B.** Clearing and grading of natural resources, such as forests and wetlands, shall not be permitted, except when in compliance with all other sections of this chapter. Clearing techniques that retain natural vegetation and drainage patterns, as described in the Stormwater Management Manual for Eastern Washington, shall be used to the satisfaction of the City.
- C.** Clearing, except that necessary to establish sediment control devices, shall not begin until all sediment control devices have been installed and have been stabilized.
- D.** Phasing shall be required on all sites disturbing greater than 30 acres, with the size of each phase to be established at plan review and as approved by the City.
- E.** Erosion and sediment control requirement shall include the following:
  - 1. Soil stabilization shall be completed within the following time frames: within 30 days in the dry season (July 1-September 30), and within 15 days in the wet season (October 1-June 30).
  - 2. Special techniques that meet the design criteria outlined in the Stormwater Management Manual for Eastern Washington on steep slopes or in drainage ways shall be used to ensure stabilization.
  - 3. The entire disturbed area must be stabilized, using a heavy mulch layer or another method that does not require germination to control erosion, at the close of the construction season.
  - 4. Techniques shall be employed to prevent the blowing of duct or sediment from the site.

5. Techniques that divert upland runoff past disturbed slopes shall be employed.
- F.** Sediment controls shall be selected based on the BMP's listed in the latest version of the Stormwater Management Manual for Eastern Washington. Additionally, the following sediment controls shall apply:
1. No sediment transport off the site will be allowed. All sediment shall be controlled on site.
  2. In addition to sediment transport by Stormwater runoff, sediment transport due to over watering for dust control or site cleanup will not be allowed.
  3. The transport of construction materials from the site, including cement and other water-born materials, whether they are carried in Stormwater runoff or other runoff, is prohibited.
- G.** Waterway and watercourse protection requirements shall include:
1. A temporary stream crossing installed and approved by all authorized state and local agencies if a wet watercourse will be crossed regularly during construction.
  2. Stabilization of the watercourse channel before, during, and after any in-channel work.
  3. All on-site storm water conveyance channels designed according to the criteria outlined in the Stormwater Management Manual for Eastern Washington.
  4. Stabilization adequate to prevent erosion located at the outlets of all pipes and paved channels.
- H.** Construction site access requirements shall include:
1. One single, stabilized entrance/exit to the construction site reinforced with quarry spalls or other suitable coarse material. A separation geotextile shall be placed under the spalls to prevent fine sediment from pumping up into the rock pad.
  2. Other measures required by the City in order to ensure that construction vehicles do not track sediment onto public streets or allow sediment to be washed into storm drains.
  3. Tracking of sediment onto public streets shall be considered a violation of this chapter.

## **PERMIT REQUIREMENTS AND OTHER APPROVALS**

- A.** The approved Stormwater management plan shall contain certification by the applicant that all land clearing, construction, development, and drainage will be done according to the Stormwater management plan or previously approved revisions. Any and all permits may be revoked at any time if the construction of Stormwater management facilities is not in strict accordance with approved plans.

- B.** A building permit for a project that includes construction of Stormwater facilities, alters drainage patterns, or creates more than 5,000 square feet of new impervious area shall not be issued without the following:
1. Site plan showing drainage patterns, Stormwater facilities, and site access point.
  2. Easement for Stormwater management facilities.
  3. Stormwater facility inspection and maintenance agreements for private Stormwater facilities when so required by Section 9.23.110.
  4. Right of entry for inspections.
  5. Any off-site easement needed for Stormwater or drainage facilities.
- C.** A final occupancy permit for a project that includes construction of Stormwater facilities, alters drainage patterns, or creates more than 5,000 square feet of new impervious area shall not be issued without the following:
1. Recorded easements for Stormwater management facilities.
  2. Recorded Stormwater facility inspection and maintenance agreements for private Stormwater facilities when so required by Section 9.23.110.
  3. Receipt of an as-built plan which includes a certification of the Stormwater drainage system complies with the original project design or a Stormwater management plan.
  4. Verification that UIC wells have been registered with the WDOE.
- D.** A site grading permit shall not be issued or modified without the following:
1. Right of entry for emergency maintenance of Stormwater management facilities, if necessary.
  2. Right of entry for inspections.
  3. Any off-site easements needed for Stormwater or drainage facilities.
  4. Site plan showing drainage patterns, erosion and sediment control facilities, and site access point.
  5. A WDOE- approved SWPPP for projects meeting the State Regulatory Threshold.
- E.** In addition to other platting requirements, final plats shall not be approved until the following Stormwater requirements are met:
1. Any off-site easements needed have been obtained and recorded.
  2. Any necessary drainage easements are noted on the plat.
  3. Any inspection and maintenance agreements for private Stormwater facilities, when so required by Section 9.23.110, are recorded.
  4. Verification that UIC wells have been registered with the WDOE.
- F.** In addition to the plans and permits required by the Federal EPA and the Washington Department of Ecology, applicants shall obtain all City permits required for the proposed development.

**Typical Source Control BMPs (treatment provided for on-site flows and dust control)**

1. Buffer Zones
2. Stabilized Construction Entrance – 1 Entrance Only
3. Straw Bale Barriers or Silt Fences
4. Wheel Washing
5. Plastic Covering or Geotextiles over slopes and disturbed areas
6. Dust Control
7. Rock Berms in ditch or drainage way adjacent to construction site
8. Inceptor Drains and Dikes
9. Sediment Pond

Minimum paper size shall be 8 ½ x 11 inches and the minimum scale shall be 1 inch equals 20 feet.

For more information contact the Washington Department of Ecology Municipal Stormwater Permit site and out complete ordinances SMC 9.23 and 9.24.

# Erosion and Sediment Control Inspection Checklist

## Inspection Report

Sheet \_\_\_\_\_ of \_\_\_\_\_

Project Name / Address \_\_\_\_\_

Permit Number \_\_\_\_\_

Inspection Date: \_\_\_\_\_ Time: \_\_\_\_\_

Inspected By: \_\_\_\_\_

## Stage of Construction

\_\_\_\_ Pre-Construction Conference    \_\_\_\_ Rough Grading    \_\_\_\_ Finish Grading  
\_\_\_\_ Clearing & Grubbing    \_\_\_\_ Building Construction    \_\_\_\_ Final Stabilization

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## Inspection Checklist

Yes	No	NA	
			Have all denuded areas requiring temporary or permanent stabilization been stabilized?
			Seeded
			Mulched
			Graveled
			Are soil stock piles adequately stabilized with seeding and/or sediment trapping measures?
			Does permanent vegetation provide adequate stabilization?
			Have sediment trapping facilities been constructed?
			For perimeter sediment trapping measures, are earthen structures stabilized?
			Are sediment basins installed where needed?
			Are finished cut and fill slopes adequately stabilized?



			Are on-site channels and outlets adequately stabilized?
			Do all operational storm sewer inlets have adequate inlet protection?
			Are Stormwater conveyance channels adequately stabilized with channel lining and/or outlet protection?
			Is in-stream construction conducted using measures to minimize channel damage?
			Are temporary stream crossings of non-erodible material installed where applicable?
			Is necessary restabilization of in-stream construction complete?
			Are utility trenches stabilized properly?
			Are soil and mud kept off public roadways at intersections with site access roads?
			Have all temporary control structures that are no longer needed been removed?
			Have all control structure repairs and sediment removal been performed?
			Are properties and waterways downstream from development adequately Protected from erosion and sediment deposition due to increase in peaks stormwater runoff?

Comments:

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Verbal/Written notification given to:

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Report by:

Date:

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# BREAK YOUR LOT INTO FOUR ZONES

To establish effective erosion and runoff controls on a job site, the first step involves walking the property to observe natural drainage patterns, potential hazards (such as a storm-water inlet in close proximity to the site), and the best areas for construction access and material handling. In essence, think of your job site as having four zones. Address each zone with the appropriate products and techniques.

## ZONE 1 Establish a perimeter

The best method for controlling runoff is to preserve as much natural vegetation as possible. If the vegetation is removed or disturbed, you'll have to keep any eroding soil or washed-away sediments on the property through other means.

- **Silt fence** is made from woven polypropylene yarn designed to block sediment while letting water flow through it. Silt fence should be placed downslope of disturbed ground, and the stakes to hold the fence in place should be stocked on site.
- **Wattles**, also known as filter socks or fiber rolls, are essentially mulch sausages. The casing is a biodegradable mesh, and the stuffing is usually made of agricultural waste products. They are staked in place and work well when tiered on slopes.

## ZONE 2 Protect storm-water inlets

The last line of defense comes at the storm-sewer inlet. A standard approach—and a wrong one—is to place a bale of hay in front of the inlet. Bales break down quickly and dam water, or divert it somewhere else. The real goal is to filter sediment out of the water entering the inlet.

- **Dandy Bag** by Dandy Products is a filter designed for use with flat grates and mountable curbs. The Dandy Bag is made of high-strength filter fabric. The inlet grate is placed in the bag before being placed back in its location.
- **Big Red** by ASP Enterprises is a highly porous filter sock that simply lies in front of an open throat-style inlet to prevent sludge from entering the storm-water line. The filter sock can be positioned to allow clean water to flow over it and/or through it.

## ZONE 3 Set up a material-staging area

The most insidious construction wastes involve large volumes of water. The first is washout from concrete trucks and pumps; the second is discharge from water-removal operations, such as pumping out a basement after a downpour. Two methods help control these discharges.

- **Washout pits** prevent wet concrete, which has a high pH, from entering storm-water systems. Instead of cleaning out the concrete truck just anywhere, dig a hole big enough to hold the discharge. Line three sides of the perimeter with silt fence, and line the hole with 6-mil plastic. After washing out the truck, allow the concrete and slurry to set. Break up the dry concrete and dispose of it.
- **Dewatering bags**, such as Terrafix Envirobags, allow water to filter through a nonwoven geotextile. The volume of water involved when extracting floodwater from a foundation or pumping water from an excavation is too great to pond. Bags are the preferred method of removing sediment from water before letting it percolate into the dirt.

## ZONE 4 Create clean access

The EPA and most local ordinances require a mud-mitigating construction entrance to keep trucks from tracking dirt into the street. If you have ever cleaned a mud-hardened roadway by hand with a flat shovel and a dry broom, you immediately become a convert to any method that keeps the sticky muck on site.

- **Mud Mats** eliminate the hassle of spreading gravel that you must dig out after construction. Manufactured by Terrafix Geosynthetics, Mud Mats are made of pocketed, double-wall, high-strength fabric with high-tensile reinforcing ribs confined within each sleeve. Just roll out the mats when you need them. They also connect to form custom sizes.

- **Gravel** is the traditional construction-site access solution. Typically, a tough, water-permeable cloth that keeps gravel from sinking into the earth is covered with a 6-in. layer of 3-in. rock and 1½-in. gravel. This should extend at least 16 ft. into the construction site and be at least 13 ft. wide. The gravel does a good job of keeping mud off tires.