



WALLA WALLA COUNTY

Community Development Department

310 W. Poplar • Walla Walla, WA 99362-2865 • Telephone: (509) 524-2610
Fax: (509) 524-2630 • Website: www.co.walla-walla.wa.us

Grading

2006 International Building Code Appendix J WWCC Chapter 15.04

Permits Required

When otherwise not included as part of a permit for construction of buildings or structures, a separate grading permit shall be required for the following:

- A. Private driveways in excess of 150 feet.
- B. Fire apparatus access roads, as defined in Appendix D of the International Fire Code.
- C. "Early Start" grading activity occurring on private land that precedes review, approval, and oversight normally provided by other departments. The project scope and permit conditions will require the consent of the department having primary approving authority. "Early Start" projects may be considered for:
 - 1. Public road construction prior to R.O.W. dedication;
 - 2. Subdivision developments, including private roads, prior to preliminary plat approval; and
 - 3. Grading activity that precedes review and approval of construction documents for building permits of new buildings or structures.
- D. Work within critical areas, shorelines, or sensitive areas, as defined by local, state and federal law.

Exemptions

Grading permits shall not be required for any of the following:

- A. An excavation that (1) is less than two feet (six hundred ten millimeters) in depth, or (2) does not create a cut slope greater than five feet (one thousand five hundred twenty-four millimeters) in height and steeper than one unit vertical in one and one-half units horizontal (66.7 percent slope);
- B. A fill less than one foot (three hundred five millimeters) in depth and placed on natural terrain with a slope flatter than one unit vertical in five units horizontal (twenty percent slope), or less than three feet (nine hundred fourteen millimeters) in depth, not intended to support structures that do not exceed fifty cubic yards (38.3 cubic meters) on any one lot and does not obstruct a drainage course;
- C. Soil test holes and on-site sewage system installation done under the provisions of an on-site sewage disposal permit application;
- D. Standard agricultural activities, including the development of farm access roads. Farm access roads will be required to upgrade to private or public road standards prior to utilization with a land development. At that time, review under the conformance with Appendix J will be required.
- E. Grading, including roads, bridges and municipal construction, which is designed to County, WSDOT, APWA or FHWA standards and specification where such grading is subject to review and approval of a local, state, or federal government agency.

Exception from the permit requirements of this appendix shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

Submittal Requirements

An application for excavation and grading permit, along with a site plan, must be submitted for approval. The applicant shall state the estimated quantities of excavation and fill.

Grading in excess of five thousand cubic yards (three thousand eight hundred twenty-five cubic meters), or if determined by the building official to have special conditions or unusual hazards, shall be performed in accordance with the approved grading plan prepared by a civil engineer. The building official may determine, at any time, the circumstances under which engineered grading is required.

Grading Plan Requirements

The grading plan shall be to scale, denoting property lines and any existing improvements and drainage courses. The grading plan shall show the existing grade and finished grade in contour intervals of sufficient clarity to indicate the nature and extent of the work and show in detail that it complies with the 2006 International Building Code, Appendix J. The grading plan shall show the existing grade on adjoining properties in sufficient detail to identify how grade changes will or will not affect existing adjoining grades, including drainage courses.

The grading plan shall include the location of silt fences, construction entrances, settling ponds and the like in conformance with the Washington State Storm Water Management Manual for Eastern Washington (WSDOE). In general, surface water drainage shall be contained on-site as reasonably practicable.

Washington State Department of Ecology (WSDOE)

A grading permit is required by the Washington State Department of Ecology for projects that will disturb one or more acres of land. The Stormwater Manual and Model Program are available on the internet at <http://www.ecy.wa.gov/programs/wq/stormwater/>.

SEPA Checklist

A grading permit for projects that excavate or fill in excess of 500 cubic yards of material cannot be issued until a SEPA checklist has been submitted and a final determination given. Processing a SEPA checklist requires multiple agency notification and time for comment. Typical processing takes a minimum of 30 days. The fee for processing a SEPA checklist is \$190 for non-exempt single family residences/short plats and \$380 for all other development applications.

Grading Permit Fee

Fees shall be assessed in accordance with Table 9-C, attached to the application.

November, 2008