



# PULLMAN

## *BUILDING DEPARTMENT*

## NEWSLETTER

JANUARY 2007

### EROSION CONTROL

There has been a change in the requirements for protecting the waters of the state during construction activities. The Clean Water Act (CWA) of 1972 was amended in 1987 to include non-point sources of pollution. Construction projects are identified as a primary non-point source of pollution. Virtually all construction sites in the City of Pullman discharge stormwater to surface waters of the state.

As of October 2006, coverage under the Department of Ecology's (DOE) Construction Stormwater General Permit (CSGP) is required for all clearing, grading and or excavation which results in the disturbance of one or more acres and will discharge storm water into surface waters or a storm drainage system. A CSGP is also required for development of land less than one acre that is part of a Common Plan of Development or Sale; or if DOE deems a construction project of any size a "significant contributor of pollutants."

A Common Plan of Development is an area where multiple, separate, and distinct construction activities may be taking place on different schedules under one plan.

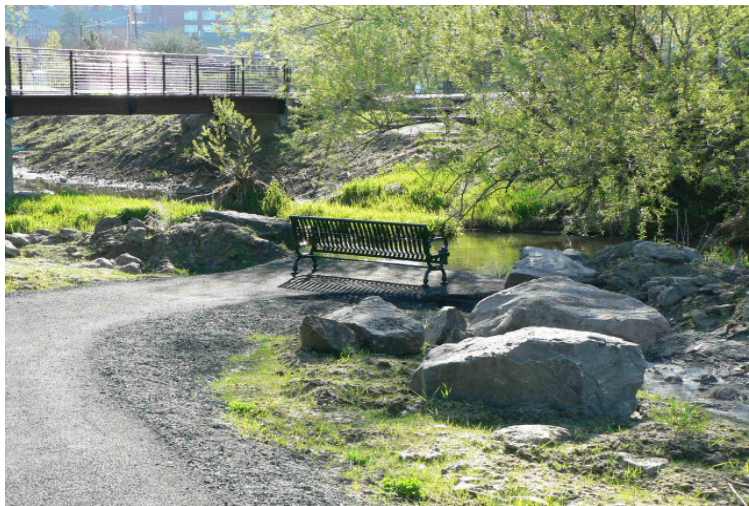
If you are building a single family home in an active subdivision or next to lot(s) purchased from the same owner where the combined lots disturb more than one acre or on a lot that had a plat filed showing the intent to build more than one house or disturb more than one acre, your project is part of a Common Plan of

Development.

Regulated construction sites are required to have a Stormwater Pollution Prevention Plan (SWPPP); implemented erosion control measures referred to as Best Management Practice (BMP); and regular inspections conducted by a Certified Erosion and Sediment Control Lead (CESCL). The CESCL must be identified in the SWPPP and be present on site or on call 24/7.

When a lot or lots are sold in a subdivision (part of a Common Plan of Development) the developer/owner may choose to transfer their permit coverage for the lots to the new owner or contractor. When this is done the new holder of the permit must either:

1. use the SWPPP developed by the original operator of the site and modified as necessary, or



Downtown Pullman Riverwalk across from the Taco Time.

(Continued from page 1)

- 2. develop and use a new SWPPP which meets the requirements of the CSGP.

DOE requirements for a CSGP are:

- 1. An application
- 2. A SWPPP
- 3. Payment of fees
- 4. Install and maintain BMPs
- 5. Monitor stormwater and inspect BMPs
- 6. Maintain a record of all site stormwater inspections and the performance results of all BMPs and actions taken to correct or upgrade BMPs which have failed or are not effective enough to control the stormwater.
- 7. Termination of the permit

For more information on the Construction Stormwater General Permit requirements: A Guide for Construction Sites can be obtained from the Washington Department of Ecology web site: <http://www.ecy.wa.gov/pubs/9937.pdf>

The CSGP is administered by DOE. The City of Pullman's interest concerning construction site stormwater is protecting streets, sidewalks, catch basins, storm drains and adjacent property from the results of erosion and sediment transport.

The February 2006 and June 2000 Building Department Newsletters focused on the building code's erosion control requirements for grading associated with the construction of single family homes. The requirements for erosion control plans and inspections by the

City of Pullman inspectors are still required prior to the issuing of a building permit. Building plans for each single family home must contain a site plan showing the BMPs proposed to protect the city streets, storm drain system, adjacent property and any existing soil stabilization in a subdivision. The site/erosion control plan needs to contain the following elements:

- a. The existing and proposed contour lines of the lot;
- b. The location of all existing and proposed buildings on the lot;
- c. The proposed location of all erosion control devices such as straw bales, silt fences, rock check dams, plastic sheets, erosion mats and construction entrances;
- d. The location of any retaining walls;
- e. The location of any stockpiles; and
- f. The location of any easements.

Maintenance of the erosion control devices during the construction of a home or grading of a lot is required. (Note: the city curb or sidewalk is not an erosion control device). Erosion control devices must be in place prior to any occupancy of a home or the site must be stabilized by re-vegetation. Failure to maintain the erosion control devices shown on the site plan, or to add new devices as needed to control stormwater, or mud and silt leaving the site, could result in a STOP WORK ORDER until the situation has been corrected.

### DECEMBER PERMITS

Below are building permit and valuation totals for December 2006, December 2005, Year-To-Date 2006 and 2005.

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| Dec 2006: 26 permits valued at \$1,432,477 | YTD 2006: 634 permits valued at \$61,095,844 |
| Dec 2005: 27 permits valued at \$6,206,669 | YTD 2005: 691 permits valued at \$64,305,092 |

**CITY OFFICES WILL BE CLOSED:  
MONDAY, JANUARY 15, 2007, FOR MARTIN LUTHER KING, JR. DAY**