



PULLMAN *BUILDING DEPARTMENT* NEWSLETTER

FEBRUARY 2006

EROSION CONTROL



In response to complaints about erosion-induced property damage, the Protective Inspections Division is reviewing and inspecting erosion control for each single family dwelling construction site prior to issuance of the building permit.

The risk of erosion during the construction of a single-family home is often high due to the excavation and grading operations. Excavation and grading generally leave the ground without vegetation to retain the soil on the site during rainstorms and/or snowmelts. As a result, mud and silt often wash across property lines and damage the neighboring property. Mud and silt carried into a storm water system pollutes the system and the creek or river receiving the storm water. In some instances, mud has filled storm water systems to the point that storm water cannot be carried away.

Many times the grading operations associated with a single-family home are exempt from a grading permit. But grading that is exempt from a permit is not exempt from meeting the erosion control requirements of International Building Code Appendix J. Sub Section J110.1 states, "The faces of cut and fill slopes shall be prepared and maintained to control erosion. This control shall be permitted to consist of effective planting. The protection for the slopes shall be installed as soon as practicable and prior to calling for final inspection." Sub Section J110.2 states, "where necessary, check dams, cribbing, riprap or other devices or methods shall be employed to control erosion and provide safety."

To address the erosion issues associated with single-family home construction, a plan of the construction site shall be included in each building permit application and shall 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, and erosion mats;
- D. The location and height of any retaining walls;
- E. The location of any soil stockpiles; and
- F. The location of any easements.

The preparation of site plans for single-family dwellings will not, except in special cases, require an engineer. The topographical subdivision plans of the individual lots may be used with the above information added as required.

Prior to the issuance of a permit, foundation excavation, or any lot grading, a site inspection verifying the placement of erosion control devices will be required.

Maintenance of the erosion control devices during the construction of a home or grading of a lot is required. Erosion control devices must remain in place after the home is occupied and until permanent landscaping is established. In special cases re-vegetation of slopes may be required prior to the issuance of a temporary certificate of occupancy. As each lot is unique, a site plan will have to be prepared for each individual lot.

JANUARY PERMITS

Below are the year-to-date building permit and valuation totals for 2006 and 2005.

January 2006: 34 permits valued at \$1,197,024
January 2005: 34 permits valued at \$1,345,712

INSPECTION REQUESTS

When calling for an inspection, please:

- Obtain a building permit prior to requesting the inspection.
- Call 509-338-3220 to request an inspection.
- Call before 9:00 a.m.
- Provide the site address, including house number and street.
- If the building is under construction, have the address clearly posted on site.



If you leave a message, please remember to state morning or afternoon and provide a good contact number.

Inspection requests received after 9:00 a.m. will be added to an "Overflow" list and resolved last, if time and staffing levels allow. **WE CANNOT GUARANTEE A SAME-DAY INSPECTION FOR REQUESTS RECEIVED AFTER 9:00 A.M.**

FINAL INSPECTIONS: COMMERCIAL

When a commercial project is completed, an inspection is required by the Planning, Protective Inspections, Engineering and Fire Departments, to ensure that all of the site plan and code requirements are met. Before a certificate of occupancy can be issued, all of the above must certify the project as complete.

As you can imagine, coordinating all of these approvals can be complicated. To help insure that all relevant approvals are secured by the time the final inspection is performed, the Protective Inspections Division will be requiring a one-week notice for the scheduling of final inspections, thus providing sufficient time for all departments to be notified, inspections made, and approvals turned in to Protective Inspections for issuance of a certificate of occupancy.

SITE PLAN DISCREPANCIES

RECENTLY, CITY INSPECTIONS HAVE TURNED UP SIGNIFICANT DISCREPANCIES BETWEEN APPROVED SITE PLAN DRAWINGS AND THE SITE IMPROVEMENTS ACTUALLY CONSTRUCTED, INCLUDING: BUILDINGS THAT HAVE BEEN SUBSTANTIALLY RELOCATED; EXTRA BEDROOMS; PARKING LOTS WITH REDUCED DIMENSIONS FOR STALLS AND/OR AISLES, AND FEWER PARKING STALLS.

WHEN A SITE PLAN HAS BEEN APPROVED, THE CITY EXPECTS THE DEVELOPER TO BUILD IN CONFORMANCE WITH THAT SITE PLAN. IF ANYTHING MORE THAN MINOR ALTERATIONS ARE TO BE MADE, THE DEVELOPER MUST REVISE THE SITE PLAN ACCORDINGLY AND RE-SUBMIT THE DRAWING TO THE PUBLIC WORKS DEPARTMENT. SITE IMPROVEMENTS ARE OFTEN NOT INSPECTED UNTIL THEY ARE PRACTICALLY COMPLETE AND THE DEVELOPER IS REQUESTING A CERTIFICATE OF OCCUPANCY. PLEASE NOTE THAT, REGARDLESS OF THEIR STATE OF COMPLETION, SITE IMPROVEMENTS THAT ARE FOUND TO VARY FROM AN APPROVED PLAN WILL NEED TO BE RECONSTRUCTED TO MATCH THE APPROVED PLAN BEFORE THE CITY ACCEPTS THE PROJECT AS FINISHED.

DEVELOPERS ARE ENCOURAGED TO CALL UPON THE ASSISTANCE OF THE CITY PLANNING STAFF IN THE EARLY STAGES OF CONSTRUCTING SITE IMPROVEMENTS TO AVOID COSTLY ALTERATIONS LATER.

JANUARY 2006 NEWSLETTER CLARIFICATION

The City's copy of building plans are only available to the developer and owner of a project, not the general public.

CITY HALL WILL BE CLOSED MONDAY, FEBRUARY 20, 2006, FOR PRESIDENT'S DAY