

City of Bainbridge Island

BUILDING DIVISION

PLANNING AND COMMUNITY DEVELOPMENT • 280 Madison Ave. N •

Bainbridge Island, WA 98110 • (206) 842-2552 • Fax: (206)780-0955

Email: pcd@ci.bainbridge-isl.wa.us



Grading Standards

2006 IBC SECTION J103 – PERMITS REQUIRED. Except as exempted in Section J103.2 (see below), no grading shall be performed without first having obtained a permit there for from the building official. A grading permit does not include the construction of retaining walls or other structures.

J103.2 Exemptions. A grading permit shall not be required for the following:

1. **When approved by the building official**, grading in an isolated, self-contained area, provided there is no danger to the public, and that such grading will not adversely affect adjoining properties.
Grading & Filling of less than 50 cubic yards, does not need Building Official approval, but must still meet land use requirements of the Planning Department.
2. Excavation for construction of a structure permitted under this code.
3. Cemetery graves.
4. Refuse disposal sites controlled by other regulations.
5. Excavations for wells, or trenches for utilities.
6. Mining, quarrying, excavating, processing or stockpiling rock, sand, gravel, aggregate or clay controlled by other regulations, provided such operations do not affect the lateral support of, or significantly increase stresses in, soil on adjoining properties.
7. Exploratory excavations performed under the direction of a registered design professional This phrase was added to assure that the "exploratory excavation" is not to begin construction of a building prior to receiving a permit for the sole purpose of preparing a soils report.

Exemptions 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. (Please check with your local Department of Planning and Community Development if you have any questions.)

Regular Grading Permit Requirements (2006 IBC, Appendix J Grading)

A "regular grading permit" is **any grading, excavation or earthwork construction, including fills and embankments.** Where conflicts occur between the technical requirements of this chapter and the soils report, the soils report shall govern. If grading involves more than 100 cubic yards, a SEPA checklist must be submitted with the application. The additional fee for SEPA is \$763.00. **No person shall do any grading without first having obtained a grading permit.** Please see the submittal requirements for a "regular grading permit".

Submittal Requirements for a "Regular Grading Permit"

- A complete application
- Vicinity Map
- 2 - Site plans which will include the following:
 - Existing Grade on properties **and** adjoining properties
 - Finished Grade in contour intervals
 - Location of any buildings and/or impervious surfaces (driveways, concrete sport courts, etc.) where work is to be performed, and the location of any buildings or structures within 15 feet of the proposed grading.
 - Limiting dimensions and depth of cut and fill.
 - Indicate the nature and extent of the work.
 - North Arrow
 - Property lines and dimensions.
 - Location of ordinary water line for work proposed within 200 feet of the shoreline.

Submittal Requirements continued

- *SEPA Checklist (if over 100 cubic yards).
- Kitsap County Health Department building site clearance may be required. (360) 337-5285.

***Grading Requirements for more than 100 Cubic Yards:**

If the grading involves 100 or more cubic yards, a SEPA (State Environmental Policy Act) review needs to be applied for. The Planning and Community Development Office can provide you with the necessary forms. (The fee for a SEPA review is \$763.00 per COBI Fee Schedule dated January 01, 2008)

Grading in excess of 5,000 cubic yards shall be performed in accordance with an approved grading plan prepared by a civil engineer.

If the grading involves a shoreline property please consult with the City of Bainbridge Island Department of Planning and Community Development. Regulations for shoreline property must be followed.

We strongly recommend that you check with the Department of Planning and Community Development if you have any questions with regard to your project for grading. (206) 842-2552.

Grading Plan Review Fees

50 cubic yards or less	No fee
51 to 100 cubic yards	\$33.14
101 to 1,000 cubic yards	\$52.17
1,001 to 10,000 cubic yards	\$69.45
10,001 to 100,000 cubic yards - \$69.45 for the first 10,000 cubic yards plus \$34.55 for each additional 10,000 yards or fraction thereof.	
100,001 to 200,000 cubic yards - \$380.35 for the first 100,000 cubic yards plus \$18.69 for each additional 10,000 cubic yards or fraction thereof.	
200,001 cubic yards or more - \$567.18 for the first 200,000 cubic yards plus \$10.23 for each additional 10,000 cubic yards or fraction thereof.	
Other Fees: Additional plan review required by changes, additions or revisions to approved plans - \$71.21 per hour*	
*Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wage and fringe benefits of the employees involved.	

Grading Permit Fees

50 cubic yards or less	\$33.14
51 to 100 yards	\$52.17
101 to 1,000 cubic yards - \$52.17 for the first 100 cubic yards plus \$23.97 for each additional 100 cubic yards or fraction thereof.	
1,001 to 10,000 cubic yards - \$274.25 for the first 1,000 cubic yards plus \$20.45 for each additional 1,000 cubic yards cubic yards or fraction thereof.	
10,001 to 100,000 cubic yards - \$458.25 for the first 10,000 cubic yards plus \$93.06 for each additional 10,000 cubic yards or fraction thereof.	
100,001 cubic yards or more - \$1,295.79 for the first 100,000 cubic yards plus \$51.47 for each additional 10,000 yards or fraction thereof.	
Other Inspections and Fees:	
1. Inspections outside of normal business hours - \$71.21 per hour (minimum charge two hours) *	
2. Re-inspection fees assessed under provisions of Section 108.8 - \$71.21 Per Hour*	
3. Inspections for which no fee is specifically indicated (minimum charge one-half hour) - \$71.21 per hour*	
*The fee for a grading permit authorizing additional work to that under a valid permit shall be the difference between the fee paid for the original permit and the fee shown for the entire project.	
*Or the total hourly cost to the jurisdiction, whichever is greatest. This cost shall include supervision, overhead equipment, hourly wages and fringe benefits of the employees involved.	