



Typical Grading Permits

BP-46a

Department of Building and Planning

At times it can be difficult to determine whether grading permits are required or necessary. Where permits are required, plans and inspection are also required, sufficient to determine conformance with County regulations, including the Building Code, Critical Areas Ordinance, Erosion & Sediment Control Regulations, Stormwater Guidelines, etc. The following are examples of instances where grading permits are most commonly required.

Site Grading in Conjunction with Building Construction/Permit Issuance

Where site grading is desired to be accomplished prior to approval of the building permit/construction drawings, a separate grading permit is necessary. Inspection/final approval can often be completed in conjunction with the balance of the permits associated with the project.

Parking Lots and Other Site Grading - No Buildings

Grading permits are generally required. Grading permit plan review typically would include drainage, landscaping, other site improvements such as parking/accessible parking requirements, parking requirements of the Zoning Code, etc. Inspection/final approval is required.

Preliminary Plats

Grading permits are required if approval of drainage and road plans has not been obtained. Typically these projects would be considered as engineered grading and special inspection/engineer oversight would be required. When a grading permit is issued, follow up inspections and final approval to assure conformance with engi-

neered grading requirements and that adequate controls are exercised by any professional consultants is necessary. If road/drainage plans have been approved, grading permits are not required and site development activity needs to conform to the approved plans as determined by the Division of Engineering and Roads.

Wetland/Critical/Shoreline/Stormwater Control Areas

Permits can be required for any grading or fill activity on or adjacent to sites with wetlands, shorelines, other critical areas or identified drainage ways when the activity could impact either the critical area, its buffer, or the drainage way. Inspections take into consideration not only the actual grading, but the critical areas, their buffers and associated drainage ways as well. Before conducting any grading or fill activities on these sites contact the department to determine what requirements will need to be met.

Driveways/Private Roads

When the construction/installation of driveways or roads involves the movement of substantial quantities (50 yd³) of earth/fill, where the driveway or road crosses other parcels to reach its terminus or where the driveway or road crosses drainage ways, grading permits may be required. Depending upon the extent of the activity, these projects may be either 'regular' or 'engineered' grading. Inspections will be conducted accordingly.

Timber Harvest Activities

Construction of roads and driveways, landing areas, etc., may require grading permits where the property is being converted to uses other than

forestry or where the roads will eventually be used for vehicular traffic other than that involved with the timber harvest operations.

Often times grading permits are issued as a direct result of complaints received, e.g., intruding into critical areas/buffers, blocking or modifying drainage ways, construction activity which is inconsistent with preliminary plat conditions, etc. Inspections for consistency with various codes and approved plans and final approval on all permits is required.

Other Brochures that may be helpful

BP-19 *Erosion and Sedimentation Control*

BP-19a *Erosion and Sedimentation Control Techniques*

BP-19b *Erosion and Sedimentation Control Plan Requirements*

BP-46 *Grading and Parking Lot Permits*

For more information or an appointment contact:

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