



Criteria for Rural Grading Permit and other Information per WCC 689 – G12

Site work and Conditions that Grading Permit may not be required:

Generally, for rural area home construction sites, with a driveway or private street not more than 150 feet, a grading permit application is not required if a valid building permit is issued for the project and the site disturbances, including home excavation, are limited to the proposed structure foot-print plus eight feet buffer surrounding the building to permit drainage off from the building. However, depending on the site topography, the soil conditions and prior site disturbances, a geotechnical engineering report may be required to substantiate the site adequacy to support the proposed structure.

Specific Site work and Conditions that may require a Grading Permit:

All projects that include one or more items given below may require the issuance of a grading permit:

1. The project site with slope greater than 10 percent grade or importing more than 150 cubic yards of fill.
2. The proposed project will construct a private way or driveway longer than 150 feet, measured from any public road to the farthest diagonal corner of the proposed home.
3. The proposed work plans to alter the site and its surrounding properties topography by lowering via excavation by more than three feet and or with the potential for causing ground instabilities to the adjacent properties or raising the site elevation via fill placement to support a structure.
4. Placement of excavated material outside the building footprint that alters the site topography and drainage characteristics significantly.
5. Creating a substantial impervious surface area outside the building footprint that has the potential for generating significant increase in storm water runoff to surrounding properties.
6. Site disturbance (cut or fill) that is too close to a property line that may negatively impact adjacent properties for ground stability or drainage or both.
7. Bringing or moving large quantities of excavated material to or from the site.
8. Changing the existing site drainage characteristics, i.e. changing site natural sheet flow to concentrated flow by means such as a pipeline or channelized conveyance systems.
9. Disturbing one or more acres of land whereby a DEQ 1200C permit will be required.
10. Construction of extended private driveways and roads from the building site to public roads different from item 2 above.
11. When required by Land Development.
12. Any other site-specific condition that by virtue of grading work may trigger the need for Building Services site work monitoring.

Please note Building Services would be glad to go over your plans with you if you prefer. The contact numbers are 503.846.2846 and 503.846.6733.

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