



COMMUNITY DEVELOPMENT DEPARTMENT

Office of Code Administration

129 North Second Street, 2nd Floor Yakima, Washington 98901

(509) 575-6126 Fax (509) 576-6576

codes@yakimawa.gov www.buildingyakima.com

GRADING PERMIT APPLICATION PACKET



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BUILDING PERMIT APPLICATION

Office Use Only:

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|--|----------------------|---|--|
| Site Address: _____ | | Will 1 acre or more be cleared or graded? Y__ N__ | |
| Parcel # _____ | | Is Property Within the Flood Area? Y__ N__ | |
| Describe work to be covered by this permit _____ | | | |
| Square Footages of New Construction: | | Building Information: | |
| 1st Floor: _____ | Garage _____ | Residential _____ | Commercial _____ |
| 2nd Floor: _____ | Basement _____ | New Const. _____ | Alteration _____ |
| 3rd Floor: _____ | Covered Porch _____ | Const. Type _____ | Occupancy _____ |
| Carport _____ | Covered Patio _____ | Change of Occupancy? _____ | Sprinklered _____ |
| # of Units _____ | # of Stories _____ | Fire Alarm _____ | Estimate Cost of Construction \$ _____ |
| # of Bedrooms _____ | # of Bathrooms _____ | | |
| Applicant: | | Contractor: Same as Applicant [] | |
| Name: _____ | | Business Name: _____ | |
| Address: _____ | | Address: _____ | |
| City/State/Zip: _____ | | City/State/Zip: _____ | |
| E-mail: _____ | | Contr. Lic. #: _____ Exp. _____ | |
| Phone: _____ | | E-mail: _____ | |
| Alt. Phone: _____ | | Phone: _____ | |
| Contact Person: _____ | | Property Owner: Same as applicant [] | |
| Phone Number: _____ | | Name: _____ | |
| Lending Info: N/A [] Not Provided [] | | Address: _____ | |
| Lending Info To Be Provided at a Later Date [] | | City/State/Zip: _____ | |
| Lending Institution: _____ | | E-mail: _____ | |
| Address: _____ | | Phone: _____ | |
| City/State/Zip: _____ | | Alt. Phone: _____ | |
| Phone: _____ | | | |

I hereby certify under penalty of perjury of the Laws of the State of Washington that I have read and examined this application and know that the information contained herein is true and correct. I certify that I am the owner of the subject property, or, that I have been given express permission by the owner of the subject property to submit this application for permit. I understand that the granting of a permit does not authorize me in any way to violate or cancel any of the provisions of state or local law regulating the construction or performance of construction sought under this permit.

Signature _____

Print Name _____

Date _____





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Grading Permits are required whenever cuts, fills or soil redistributions are proposed. Cuts are the removal of any earth materials by artificial means. Fills are the depositing of earth material by artificial means. Redistributions are the movement of earth material within property boundaries by artificial means. Grading work must comply with Appendix J of the International Building Code, 2015 Edition

The purpose of a Grading Permit is to review the grading proposal prior to any soil movement to ensure that the work: 1) Complies with applicable Building Code requirements 2) Meets engineered design standards 3) Meets environmental requirements 4) Does not negatively impact structures on the property or adjacent properties.

- **Cuts/Fills/Excavations over 500 cubic yards subject to SEPA.**
- **All grading in critical areas subject to Critical Areas Review.**

Submittal Requirements:

Completed Building Permit Application form

Two copies of general vicinity map

Two copies of the site plan that contain information outlined on General Site Plan Checklist

Two copies of detailed grading work proposal

- Show existing contours and proposed contours
- Show existing slopes and proposed slopes
- Show the drainage areas and estimated runoff of area served by drains
- Details of all surface and subsurface drainage devices, walls, cribbing, dams and other protective devices to be constructed with, or affected by, the proposed grading work, including any within adjacent City Right(s)-of-Way
- Geotechnical report prepared by a registered design professional containing the following:
 - The nature and distribution of existing soils
 - Conclusions and recommendations for grading procedures
 - Soil design criteria for any structures or embankments required to accomplish the proposed grading
 - Slope stability studies, recommendations and conclusions regarding site geology
- Copy of calculations of maximum cuts/fills
- Description of fill materials to be used and/or destination of materials to be removed

Two Copies of Erosion Control Plan.

PLEASE NOTE THAT IF THE PROJECT INVOLVES CLEARING/GRADING OF 1 ACRE OF MORE AN EROSION CONTROL INSPECTION PERFORMED BY CODE INSPECTORS IS REQUIRED BEFORE THE BUILDING PERMIT CAN BE ISSUED.

Work Exempt From A Grading Permit:

A grading permit shall not be required for the following:

1. 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.
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.
8. An excavation that (1) is less than 3 feet (915 mm) in depth or (2) does not create a cut slope greater than 6 feet (1829 mm) in height and steeper than 1 unit vertical in 1-1/2 units horizontal (66.7% slope).
9. A fill less than 2 feet (610 mm) in depth and placed on natural terrain with a slope flatter than 1 unit vertical in 5 units horizontal (20% slope), or less than 4 feet (1219 mm) in depth, not intended to support structures, that does not exceed 100 cubic yards (76.6 m³) on any one lot and does not obstruct a drainage course.
10. Test holes done under the provisions of an on-site sewage disposal permit application.
11. Grading, including roads, bridges and municipal construction, which is designed to WSDOT, APWA or FHWA standards and specification where such grading is subject to review and approval of a local government agency or a state or federal agency.
12. When approved by the building official, temporary grading work necessary to protect property.
13. Grading work which:

(1) Is not intended to support structures, and

(2) Is subject to permitting requirements of other regulations.

Exemption 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.

Upon completion of all grading work, the Office of Code Administration will require final soils analysis, compaction testing and special inspection reports done by a registered soils engineer verifying that all areas affected by the grading work comply with the 2015 IBC Appendix J.

Note: Planning Division (509-575-6183) or reviewing official may require additional information to clarify the proposal, assess its impacts, or determine compliance with the Yakima Municipal Code and other laws and regulations.

Permit Fees

| Volume (Cubic Yards) | Plan Review Fee | Building Permit Fee |
|-----------------------------|---|---|
| <50 | \$0 | \$0 |
| 51-100 | \$18.73 | \$18.73 |
| 101-1000 | \$28.12 | \$54.30 for the first 100 cubic yards Plus \$13.14 for each 100 cubic yards or fraction thereof |
| 1001-10,000 | \$37.45 | \$146.52 for the first 1000 cubic yards plus \$11.22 for each 1000 cubic yards or fraction thereof |
| 10,001-100,000 | \$37.45 for the first 10000 cubic yards plus \$11.22 for each add'l 10,000 cubic yards or fraction thereof | \$247.46 for the first 10,000 cubic yards plus \$60.50 for each add'l 10,000 cubic yards or fraction thereof, up to 76,455 cubic yards |
| 100,001-200,000 | \$205.99 for the first 100,000 cubic yards plus \$11.22 for each add'l 10,000 cubic yards or fraction thereof | \$701.92 for the first 100,000 cubic yards plus \$28.12 for each add'l 10,000 cubic yards or fraction thereof |