



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



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 Permits are required whenever cuts, fills or soil redistribution are proposed. Cuts are the removal of any earth materials by artificial means. Fills are the depositing of earth material by artificial means. Redistribution 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.

***Please contact City Planning, 509-575-6183 or ask.planning@yakimawa.gov to confirm what/if any land use review/approval is required for your project. SEPA and/or Critical Area review/approval may be required, prior to the issuance of your grading permit.**

***NOTE that if a project / development involves the clearing/grading of 1-acre or more it will require a "Large Project–Stormwater Permit" is required - <https://www.yakimawa.gov/services/codes/files/Large-Project-Stormwater-Permit-Application-Packet.pdf> and an erosion control inspection must be performed prior to the issuance of the Building Permit to confirm the site is in compliance with the TESC (Temporary Erosion Control & Sediment Control) plans.**

Submittal requirements:

1. A completed Building Permit Application.
2. Two copies of general vicinity map.
3. Two copies of the site plan that contains information outlined on the City of Yakima General Site Plan Checklist.
4. Two copies of detailed grading work proposal to include: a. Show existing contours and proposed contours; b. Show existing slopes and proposed slopes; c. Show the drainage areas and estimated runoff of area served by drains; d. 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-of-way; e. Geotechnical report prepared by a registered design professional containing the following: 1) The nature and distribution of existing soils; 2) Conclusions and recommendations for grading procedures; 3) Soil design criteria for any structures or embankments required to accomplish the proposed grading; 4) Slope stability studies, recommendations and conclusions regarding site geology; 5) Copy of calculations of maximum cuts/fills; 6) Description of fill materials to be used and/or destination of materials to be removed.
5. Two copies of the Erosion Control Plan.



COMMUNITY DEVELOPMENT DEPARTMENT

Code Administration Division

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

(509) 575-6126 • Fax (509) 576-6576

codes@yakimawa.gov • www.buildingyakima.com

BUILDING PERMIT APPLICATION

Permit# _____

Site Address: _____ Parcel # _____ Describe work to be covered by this permit _____	Will 1 acre or more be cleared or graded? Y__ N__ Is Property Within the Flood Area? Y__ N__ Will temporary construction trailers be utilized? Y__ N__								
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width:50%; text-align: center;">Square Footages of New Construction:</th> <th style="width:50%; text-align: center;">Building Information:</th> </tr> <tr> <td style="vertical-align: top;"> 1st Floor: _____ Garage _____ 2nd Floor: _____ Basement _____ 3rd Floor: _____ Covered Porch _____ Carport _____ Covered Patio _____ # of Units _____ # of Stories _____ # of Bedrooms _____ # of Bathrooms _____ </td> <td style="vertical-align: top;"> Residential ___ Commercial ___ New TI ___ New Const. ___ Alteration ___ Const. Type ___ IBC/IRC Occupancy Classification _____ Change of Occupancy? Yes ___ No ___ Sprinklered? Yes ___ No ___ Fire Alarm? Yes ___ No ___ Estimate Cost of Construction \$ _____ </td> </tr> </table>	Square Footages of New Construction:	Building Information:	1st Floor: _____ Garage _____ 2nd Floor: _____ Basement _____ 3rd Floor: _____ Covered Porch _____ Carport _____ Covered Patio _____ # of Units _____ # of Stories _____ # of Bedrooms _____ # of Bathrooms _____	Residential ___ Commercial ___ New TI ___ New Const. ___ Alteration ___ Const. Type ___ IBC/IRC Occupancy Classification _____ Change of Occupancy? Yes ___ No ___ Sprinklered? Yes ___ No ___ Fire Alarm? Yes ___ No ___ Estimate Cost of Construction \$ _____	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width:50%; text-align: center;">Applicant:</th> <th style="width:50%; text-align: center;">Contractor: Same as Applicant []</th> </tr> <tr> <td style="vertical-align: top;"> Name: _____ Address: _____ City/State/Zip: _____ E-mail: _____ Phone: _____ Alt. Phone: _____ </td> <td style="vertical-align: top;"> Business Name: _____ Address: _____ City/State/Zip: _____ Contr. Lic. #: _____ Exp. _____ E-mail: _____ Phone: _____ </td> </tr> </table>	Applicant:	Contractor: Same as Applicant []	Name: _____ Address: _____ City/State/Zip: _____ E-mail: _____ Phone: _____ Alt. Phone: _____	Business Name: _____ Address: _____ City/State/Zip: _____ Contr. Lic. #: _____ Exp. _____ E-mail: _____ Phone: _____
Square Footages of New Construction:	Building Information:								
1st Floor: _____ Garage _____ 2nd Floor: _____ Basement _____ 3rd Floor: _____ Covered Porch _____ Carport _____ Covered Patio _____ # of Units _____ # of Stories _____ # of Bedrooms _____ # of Bathrooms _____	Residential ___ Commercial ___ New TI ___ New Const. ___ Alteration ___ Const. Type ___ IBC/IRC Occupancy Classification _____ Change of Occupancy? Yes ___ No ___ Sprinklered? Yes ___ No ___ Fire Alarm? Yes ___ No ___ Estimate Cost of Construction \$ _____								
Applicant:	Contractor: Same as Applicant []								
Name: _____ Address: _____ City/State/Zip: _____ E-mail: _____ Phone: _____ Alt. Phone: _____	Business Name: _____ Address: _____ City/State/Zip: _____ Contr. Lic. #: _____ Exp. _____ E-mail: _____ Phone: _____								
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width:50%; text-align: center;">Contact Person:</th> <th style="width:50%; text-align: center;">Property Owner: Same as applicant []</th> </tr> <tr> <td style="vertical-align: top;"> Phone Number: _____ Lending Info: N/A [] Not Provided [] Lending Info To Be Provided at a Later Date [] Lending Institution: _____ Address: _____ City/State/Zip: _____ Phone: _____ </td> <td style="vertical-align: top;"> Name: _____ Address: _____ City/State/Zip: _____ E-mail: _____ Phone: _____ Alt. Phone: _____ </td> </tr> </table>	Contact Person:	Property Owner: Same as applicant []	Phone Number: _____ Lending Info: N/A [] Not Provided [] Lending Info To Be Provided at a Later Date [] Lending Institution: _____ Address: _____ City/State/Zip: _____ Phone: _____	Name: _____ Address: _____ City/State/Zip: _____ E-mail: _____ Phone: _____ Alt. Phone: _____					
Contact Person:	Property Owner: Same as applicant []								
Phone Number: _____ Lending Info: N/A [] Not Provided [] Lending Info To Be Provided at a Later Date [] Lending Institution: _____ Address: _____ City/State/Zip: _____ Phone: _____	Name: _____ Address: _____ City/State/Zip: _____ E-mail: _____ Phone: _____ Alt. 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

All general site plans shall be drawn to scale and be legibly drawn, prepared, or printed on eight and one-half inches by eleven inches, unless otherwise requested. The scale of the drawing shall be a standard engineering scale and shall reasonably utilize the paper's size.

General Site Plan Checklist for Type (1) Review – YMC § 15.11.040 (B):

- () Parcel Number(s)
- () Property Address
- () Legal Description
- () North Arrow
- () Scale
- () Applicant Name
- () Project Name
- () Property Dimensions and Shape of Lot
- () Size and Location of Existing Structures
- () Size and Location of Proposed Structures
- () Distance(s) of Structures to Property Line and Centerline of Right-of-Way (YMC § Ch. 15.05, Table 5-1)
- () Location of Existing and Proposed Signage (YMC § Ch. 15.08)
- () Size and Location of Utilities
- () Parking Circulation Plan (YMC § Ch. 15.06.030)
- () Proposed Landscaping (YMC § Ch. 15.06.090)
- () Proposed SITESCREENING (YMC § Ch. 15.07)
- () Location of Ingress and Egress Points
- () Adjacent Rights-of-Way and Existing Frontage Improvements
- () Lot Coverage Calculation (YMC § Ch. 15.05.020(C))
- () Clearview Triangle – YMC § Ch. 15.05.040 – Vision Clearance
- () Dumpster and Screening Location
- () Per Section 15.05.020.K.2 of the Urban Area Zoning Ordinance, the area around a swimming pool shall be enclosed by a protective fence not less than four (4) feet in height.

The site plan shall also include any other information required by the Department or Administrative Official to clarify the proposal, assess its impacts, or determine compliance with this Title. Note: If you have any questions about this process, please contact City of Yakima Planning Division – 129 N. 2nd St., Yakima, WA or by phone at: (509) 575-6183.

Rev: 7/25/18

Work Exempt From A Grading Permit:

A grading 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 roc, sand, gravel, aggregate or clay controlled by other regulation, 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 m cubed) 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.
14. Is not intended to support structures, and

15. Is subject to permitting requirements of other regulations.

Exemption from 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
51-1000	\$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
10,001-1000,000	\$37.45 for the first 10,000 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