

DRAINAGE REQUIREMENTS FOR SINGLE-FAMILY RESIDENCES

Requirements for a single-family residential building permit vary based upon the amount (area) of impervious surface being proposed and the location of the improvements. You may need a Public Works Access Permit to the Public Road, and you may also need:

- A Permit to Perform Work in the County Right-of Way for utilities placed in the County Right-of Way; or
- A Utility Franchise if you intend to place privately owned utility lines within the Right-of Way for over 500 feet; or
- A Permit to Open an Unopened Public Right-of Way if you are using the unopened Right-of Way to access your house.

If your proposal does not create 5,000 square feet of new impervious surface area you will be exempt from drainage review per ICC 11.03.120; and you will be exempt if all aspects of your proposal, i.e. home, garage, drive way, well site, drainfield, utilities, drainage systems, including subsurface drains and their discharge; and site clearing and grading **are not located:**

- On a steep slope – 40% slope (22°) or greater; or
- Within a geologically hazardous area – this includes the area 100 feet from the top and the base of an unstable slope; or
- Within a designated “Critical Drainage Area;” or
- Within a critical area or the regulated buffer of a critical area, e.g. wetlands and streams; or
- Within 200 feet of the shoreline of a marine water or lake; or
- On a historical or archaeologically sensitive site

However, the County will require erosion and sedimentation control Best Management Practices (BMPs) at your construction project, to prevent erosion.

What if I am proposing some sort of development within one or more of the areas listed above?

See DIB #503, Critical Drainage Area Requirements for Single-Family Residences.

What if I am proposing to create more than 5,000 square feet of impervious surface area?

Even though the building permit you are applying for is a residential permit, you will now be required to comply with the drainage and grading requirements for a “Major Development,” and submit a Preliminary Drainage Plan prepared and stamped by a professional civil engineer.

What are impervious surfaces?

"Impervious surface" means a hard surface area that prevents or retards the entry of water into the soil mantle or causes water to run off the surface in greater quantities or at a greater rate of flow than under natural conditions. Paved and graveled areas are impervious surfaces.

Does an impervious surface include my entire access road?

No, it does not include the length of your access road to your building site, but it does include all parking areas and the areas of the driveway normally associated with a garage.

What if I am building within a Critical Drainage Area?

You can determine if you are in a Critical Drainage Area by referring to Island County maps showing these areas. The Critical Drainage DIB #503, specifies any additional permit application requirements.

What if I am building within the other listed areas?

Each area has a separate DIB which you should review to determine the application requirements and any special reports or processes.

Do I have to submit anything with my building permit to satisfy the Public Works Department requirements?

Depending on your circumstance, you may need to submit a Drainage Narrative (see DIB 505).

Exemptions for Small Residential Development Activities

Small residential development activities on lots 2.5 acres or larger in size are exempt from the stormwater quantity control; source control of pollution; and stormwater treatment BMPs except in critical drainage areas and/or except development as determined by the Director, which is likely to impact a critical area.

IMPORTANT NOTE - "Development Information Bulletins" (DIBs) are intended to assist the general public in understanding the effect of codes and regulations. DIBs are not complete statements of the laws and rules and should not be used as a substitute for them. If conflicts and questions arise, the code and regulations are the final authority. Because these regulations may be revised or amended at any time, consult Island County staff to be sure you understand all current requirements before beginning any work. It is the responsibility of the applicant to ensure that the project meets requirements of all current codes and regulations.

**ISLAND COUNTY PLANNING AND
COMMUNITY DEVELOPMENT DIVISION**

PHONE: (360) 679-7339 ■ from Camano (360) 629-4522 ■ from S. Whidbey (360) 321-5111
FAX: (360) 679-7306 ■ P. O. Box 5000, Coupeville, WA 98239-5000
121N East Camano Drive, Camano Island, WA 98292 ■ Phone (360) 387-7913 ■ FAX (360) 387-6161
www.islandcounty.net/planning