



King County

**Department of Development
and Environmental Services**

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**DDES
BUILDING INSPECTION SECTION**

**SMALL SITE EROSION AND SEDIMENT
CONTROL PROTOCOLS**

The following are Building Inspection Section protocols for Small Site Erosion and Sediment Control (ESC) inspections for single-family residential construction:

1. Primary Elements of Small Site/Projects ESC:

- Sensitive area protection by marking all clearing limits prior to starting any grading and clearing work.
- Perimeter protection by properly installed silt fencing or approved equivalent prior to starting any upslope grading work.
- Protection of all disturbed soil on the construction site by cover, mulching, jute matting, etc.
- Stabilization of traffic areas on the site.
- Cleaning all dirt, mud and debris tracked on to streets.
- Exercising dust control measures in dry weather.
- Maintaining all ESC measures throughout the construction process.
- Implementing final site stabilization requirements prior to final inspection approval and issuance of the Certificate of Occupancy. The site must be vegetated or otherwise permanently stabilized before final inspection approval.

2. Inspections:

- Normal Inspections: Normal inspections for the Building Inspection Section are generated by requests from the contractor. Inspection requests made before 3pm on a workday are scheduled for the next workday. The inspector makes every effort to contact the responsible party at the site. ESC requirements are discussed with contractors at preconstruction conferences and at other inspections as needed. All ESC measures are required to be in place when the site is cleared. ESC compliance is verified at the first foundation inspection. Maintenance of ESC requirements is verified during all subsequent inspections.

- Final site stabilization is inspected at the final inspection.
- Complaints: Building inspectors will perform a site inspection without an inspection request in response to a complaint.
- Observed Violations: Building inspectors will stop at a site without an inspection request if they observe a significant ESC violation.

3. Violations:

- Minor ESC violations are addressed by a correction notice and verbally with a responsible party.
- Minor corrections to erosion and sediment control measures that are in place must be completed within 24 hours. If corrections are not completed within that time frame, a “Stop Work” order will be posted and Code Enforcement fees (above) will be charged.
- A Stop Work Order is posted on the site for major ESC violations and for non-compliance of minor violations.
- Code enforcement action for an immediate erosion hazard and /or violation of a Stop Work Order, which may result in a Notice and Order, Notice on Title, civil penalties, and/or abatement action.

4. Fees:

- ESC inspections for residential construction sites are covered by a flat fee. Hourly charges are only assessed if inspection time for ESC exceeds .25 hours and/or if ESC measures are improperly managed.

5. Notification:

- The applicant and/or contractor are notified of any hourly fees at the time that they are assessed.
- Inspectors make every effort to contact a responsible party while at a construction site.
- Inspectors leave a correction notice on site or at the construction office at the time of the inspection identifying all ESC violation(s) and required corrective action(s) along with the name and contact information for the inspector.
- Inspectors will attempt to call the applicant or contractor by phone if no one is at the site and immediate action is required.
- A copy of the correction notice will be mailed to the applicant if contact can not be made in any other way.

6. Contact Information:

- Building Inspectors and staff are available at **206-296-6630** between 7:30 a.m. and 8:30 a.m. on normal workdays to answer project specific ESC questions.