CITY OF BAINBRIDGE ISLAND

Construction in Geologically Hazardous Areas
Step 1 – Initial Permit Submittal

A Geological Hazards Assessment is required for all projects within geologically hazardous areas and landslide hazard area setbacks in accordance with Bainbridge Island Municipal Code (BIMC). For projects that require separate land use permitting prior to applying for construction permits, the Geological Hazard Assessment is required for submittal with the applicable land use permit(s). Requirements for Geological Hazard Assessments can be found in the critical area reports section of BIMC (16.20.180.E) or within the critical area reports portion of the Shoreline Master Program (BIMC 16.12.030). Additional information on geologically hazardous areas can be found in BIMC 16.20.130.

GEOLOGICAL HAZARD ASSESSMENT (MINIMAL ELEMENTS)

- Site and construction plans of the proposed development showing the type and extent of geologic hazard areas, any other critical areas, and buffers on, adjacent to, or within a zone or distance of potential significant influence as determined by a professional engineer/geologist. This plan should also show all proposed structures and associated elements as well as the site topography.

- Assessment of the geologic characteristics of the soils, sediments, and/or rock of the project area and potentially affected adjacent properties, and a review of the site history regarding landslides, erosion, and prior grading. Soils analysis shall be accomplished in accordance with accepted classification systems in use in the region.

- Hazards analysis of the proposal including a detailed description of the project, its relationship to the geologic hazard(s), and its potential impact upon the hazard area, the subject property, and affected adjacent properties including the minimum buffer and building setbacks.

- Review and recommendations of the low impact development (LID) infeasibility criteria in the 2019 Stormwater Management Manual for Western Washington, as amended, demonstrating reasonable consideration of all applicable LID practices.

Please review the relevant critical areas code sections of BIMC for complete Geological Hazard Assessment requirements. Additional assessment elements are required for projects on or adjacent to Landslide Hazard Areas or Seismic Hazard Areas per BIMC.

STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

- Projects within the Zone of Influence established by BIMC shall have the SWPPP for the project reviewed by a Geotechnical Engineer to determine if there are any potentially adverse impacts to the landslide hazardous areas.
- Projects within landslide or erosion hazardous areas shall have the SWPPP prepared by a licensed Civil Engineer per BIMC and have the plan reviewed by a Geotechnical Engineer to determine if there are any potentially adverse impacts to the landslide hazardous areas.