

City and Borough of Sitka

PUBLIC SERVICES

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City and Borough of Sitka Building Department GRADING POLICY #01-01

Effective Date: June 30, 2002

Purpose: To establish uniform grading standards that address structural/safety concerns but which also accommodate established and preferred local practices and the unique features of Sitka's topography.

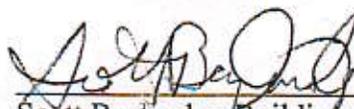
Background: Historically, grading activity has not been closely monitored in Sitka. Recent patterns of site development have led to increasing conflicts between property owners over grading activity. The Building Department has been called into these situations to both determine what standard applies and to help resolve disputes.

If the city were to strictly enforce grading standards as now set out in city adopted building code (1997 UBC Appendix Chapter 33), it would increase site development costs and reduce usable space on lots.

Policy: 1997 UBC Appendix Chapter 33 is and remains the legal standard for all grading activity. Grading permits are required for grading activity as set forth in UBC Appendix Chapter 33. The Building Department will approve grading plans that vary from UBC Appendix Chapter 33 subject to the following:

1. The required setbacks may be reduced if owners of adjacent and affected property sign statements that they do not object to the setback reduction.
2. Rock walls up to 10 feet may be constructed without an engineered design if constructed in accordance with the Rock Wall Construction Guidelines issued by the Associated Rockery Contractors¹ AND the Building Official determines there are no adverse effects or potential adverse effects on nearby structures or properties.
3. Engineering: Rock walls, when required by this policy to be engineered, must be engineered to Sitka's local design criteria, including seismic. However, if the Building Official determines that there are no adverse effects or potential adverse effects on nearby structures, he *may* approve a design for static loads only (i.e., not required to be designed for seismic forces).

Approved:


Scott Brylinsky, Building Official

8-12-02
Date

¹PO Box 1794, Woodinville, WA 98072 425-481-3456 or 253-838-4836