14.21.070 Permit approval limitations.

No permit or approval shall be granted pursuant to this title if there exists on the subject property any land use violation known by the approval authority unless expressly authorized by this section. For purposes of this section, a land use violation is any violation of the Thurston County Critical Areas Ordinance (Title 24 of the Thurston County Code and Chapter 17.15 of the Thurston County Code for existing and ongoing agricultural uses), Thurston County Forest Land Conversion Ordinance (Chapter 17.25 of the Thurston County Code), Thurston County Zoning Ordinances (Titles 20, 21, 22 and 23 of the Thurston County Code), Thurston County Platting and Subdivision Ordinance (Title 18 of the Thurston County Code), Sanitary Code for Thurston County, Shoreline Master Program for the Thurston Region or Title 14 of the Thurston County Code.

A permit or approval may be granted if conditioned on having the violation remedied within a reasonable time as provided by the approval authority. If a permit or approval is conditioned on remedial action, security in the form of a letter of credit or similar instrument shall be required unless waived by the approval authority for good cause. This section shall not apply to requests for a permit or approval to remedy a violation.

International Building Code section J102.1 Definitions is amended by adding the following definitions:
BEST MANAGEMENT PRACTICES. The schedules of activities, prohibitions of practices, maintenance procedures, and structural and/or managerial practices, that when used singly or in combination, prevent or reduce the impacts to the project site, critical areas and adjoining properties.

CRITICAL AREA. Critical Areas are as defined by title 24 of the Thurston County Code and for existing and ongoing agricultural uses and land, chapter 17.15 of the Thurston County Code.

EARTH MATERIAL. Any rock, natural soil or fill or any combination thereof.

RECORD DRAWINGS. Engineering plans for the proposal, including revisions reflecting any and all changes to the plans which occurred during construction.

REGISTERED DESIGN PROFESSIONAL. A civil engineer or geologist licensed to practice in the State of Washington.

14.37.040 Section J104 amended – Permit application and submittals.
International Building Code sections J104.3 and J104.4 are amended to read as follows; and new section J104.5 is added to read as follows:

J104.3 Soils Report. A soils report prepared by a registered design professional shall be provided for permits where excavation and fill quantities are equal to or exceed five thousand cubic yards, when required by the Thurston County Code or as required by the County engineer or designee. The report shall contain at least 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. Where necessary, slope stability studies, and recommendations and conclusions regarding site geology;
5. Liquefaction potential; and
7. Construction inspection procedures.

J104.4 Drainage & Erosion Control Plans & Report. A drainage and erosion control plan and report is required. Submittal requirements and design standards are contained in the current Thurston County Drainage Design & Erosion Control Manual.

J104.5 Environmental Considerations. Unless exempt from a grading permit under section J103 or exempt under title 24 or chapter 17.15 Thurston County Code (Critical Areas), land...
development projects, including clearing and grading activities, must have a State Environmental Policy Act (SEPA) checklist completed by the applicant. Permits, project acceptance, and/or approvals shall not be issued until an environmental determination has been issued and the SEPA appeal period has passed.

14.48.100 Contents of application.

For an application to be deemed complete for purposes of beginning the formal project review and starting the review clock, the following basic submittal information shall be provided. During project review, additional information or studies may be requested in writing by the resource stewardship department if needed to address particular aspects of the project or site. While the project review clock will formally stop during the time that the additional information is being assembled, department review of other aspects of the project will continue. The resource stewardship department has the authority to defer certain application requirements listed below to subsequent phases of the project.

A. Nonresidential and Multifamily Residential Permits (Type I and II Applications). Submittals shall be required to show compliance with the codes referenced in Chapters 14.17, 14.18, 14.19, 14.32 and 14.34. The number of sets and size of plans required for each submittal requirement shall be as stated on the Nonresidential Construction Drawing Submittal Form. Each application for a nonresidential and multifamily residential permit shall contain the following in a clear, accurate and intelligible form:

...  

11. A narrative summary of all uses and activities proposed to occur on-site, including hours of operation. For nonresidential developments, provide a statement which indicates whether hazardous materials, as defined in chapter 24.03 of the Thurston County Critical Areas Ordinance or Section TCC 17.15.200 of the Thurston County Existing and Ongoing Agricultural Uses and Lands Critical Areas Ordinance, will be used, stored or disposed of on-site, or as a result of site activities;

...  

18. Environmental documents, such as SEPA Checklist, or applicable critical areas permit or review under title 24 TCC or chapter 17.15 TCC; or Critical Areas Administrative Review Form, if applicable;

...  

B. Residential and Grading Permits (Type I and II Applications). Residential permit submittals shall be required to show compliance with the codes referenced in Chapters 14.17, 14.18, 14.19, 14.32 and 14.34. Grading permit submittals shall be required to show compliance with Appendix J of the International Building Code. The number of sets and size of plans required for each submittal requirement shall be as stated on the Residential
Project Submittal Standards Form. Each application for a private residence, its accessory structures and grading permit shall contain the following in a clear, accurate and intelligible form, except that grading permit applications do not need to include the information in subsections (B)(2), (3), (4), (10), (11) and (12) of this section;

...

9. Environmental documents, such as SEPA Checklist, or applicable critical areas permit or review under title 24 TCC or chapter 17.15 TCC; or Critical Areas Administrative Review Form, if applicable;

...