DCLU Director's Rule 5-93
SED Director's Rule 93-1

Applicant	Page 1 of 3	Supersedes 15-87
CITY OF SEATTLE ENGINEERING DEPARTMENT and DEPARTMENT OF CONSTRUCTION AND LAND USE	Publication 2/1/93	Effective 12/1/93
	Code and Section Reference SMC 22.801.050 SMC 25.09.420	
Subject Developmental Coverage	Type of Rule Code Interpretation	
	Ordinance Authority 3.060.040 SMC	
Index Grading, Environmental & Drainage/ Technical Requirements	Approved R F Krochalis	Date 11/24/93

BACKGROUND

The purpose of this rule is to clarify what portions of a site are considered to be additions to developmental coverage as used in the Stormwater, Grading and Drainage Control Code (SMC 22.800 et seq.) and in the Environmentally Critical Areas Regulations (SMC 25.09).

In both codes, the area of additional development coverage is the area for which drainage control must be provided. The amount of additional developmental coverage will determine the level of drainage control required, whether drainage control review and approval is necessary for a project, and whether a comprehensive drainage control plan is required.

CODE DEFINITION

The following definition of the term "developmental coverage", found in Section 22.801.050 of the Stormwater, Grading and Drainage Control Code (Title 22, Seattle Municipal Code), applies to both the Stormwater Code and the Environmentally Critical Areas Regulations.

> DEVELOPMENTAL COVERAGE means all areas within a site planned to be developed or redeveloped including, but not limited to, rooftops, driveways, carports, accessory buildings,

parking areas, areas in which soils, slopes and vegetation have been altered, and roadways and other pervious and impervious surfaces.

RULE

For purposes of the Stormwater, Grading and Drainage Control Code and the Environmentally Critical Areas Regulations, all portions of the site which will be disturbed by project construction shall be considered additions to developmental coverage. Additions to developmental coverage **shall** include:

- All portions of the site which will be disturbed by construction of new buildings and structures.
- Alterations to existing buildings when the building foundation is removed to the earth, or where additional building area is created on the site, including the expansion of roof area.
- The following landscaped areas:
    - containerized landscaping;
    - landscaping installed over an impervious surface;
    - landscaped areas that drain to the on-site or public drainage control system.
- Construction of new paved, graveled or other impervious surfaces, including but not limited to parking lots, driveways, roadways, sidewalks, patios and sports courts.
- Reconstruction of an existing roadway, driveway or parking lot where the existing impervious surface is removed and replaced with a new impervious surface.
- Paving an existing gravel or other impervious surface.

For projects in a public street, each intersection-to-intersection segment shall be considered a separate site for purposes of calculating developmental coverage.

The following **shall not** be considered additions to developmental coverage:

- Work being done as part of routine maintenance activity for existing impervious surfaces when the impervious surface is

not removed down to the subsurface material, such as asphalt overlay in an existing paved parking lot or roadway, minor smoothing and grade repair.

- Maintenance, repair, or installation of underground or overhead utility facilities, such as pipes, conduits and vaults, unless a new roadway or other impervious surface is constructed in conjunction with the utility installation.

- Those areas of the site which are outside the limits of construction and which will be left undisturbed or in their natural condition.

- Vegetative enhancement or restoration, including those portions of sites in Environmentally Critical Areas designated as buffer or protected areas and fenced off from construction.