

Table 3. Army Corps of Engineers Regional General Permit (RGP) 3 Regulations for residential piers

	Proposed Army Corp Rules for Residential Overwater Structures (RGP3)
General Approach	The Army Corp regulates total area of the pier as well as width, length, configuration of the main pier and any attached floats, ramps, and ells.
Where Allowed	No structure can be installed within 100 feet of the mouth of a river, stream or creek.
General Configuration	Only piers and ramps are allowed within the first 30 feet from shore. All floats and ells must be 30 feet waterward of OHW. No skirting is allowed on any structure.
Overall Size	Total Allowed Surface Coverage (includes all floats, ramps, and ells) is as follows: <ul style="list-style-type: none"> • Single property owner: 480 sq. ft. • Two property owners (residential): 700 sq ft. • Three or more residential property owners: 1000 sq. ft.
Length	There are no direct regulations of length except through maximum area requirements. Any proposed pier that extends further waterward than adjacent piers is reviewed on a case-by-case basis. Piers determined to have an adverse effect on navigation will not be authorized.
Width	Piers can not exceed a width of 4 feet.
Height	The bottom of all structures except floats must be at least 1.5 feet above OHW.
Extensions, Floats, Ells and Ramps	As mentioned previously, all floats and ells must be 30 feet waterward of OHW. No skirting is allowed on any structure. Floats must be in water with depths of 10 feet or more at the landward end of the float. They may be up to 6' wide by 20' long and must contain a minimum of 2 feet of grating down the center. Ells must be in water with depths of 9 feet or greater at the landward end of the ell and may be built in the following manners: (Currently problematic as some docks are limited to 8 foot depth under current Seattle regs.) <ul style="list-style-type: none"> a) Up to 6' wide by 20' long with a 2-foot strip of grating down the center. b) Up to 6' wide by 26' long with grating providing 60% open area over the entire ell. c) One 2' wide by 20' long, fully grated finger ell is allowed. Ramps must not exceed a width of 3 feet and must be fully grated.
Pier Grating	Piers must be fully grated with at least 60% open area.

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	Other grating rules are outline in Extension, Floats, Ells and Ramps above.
Mitigation	<p>Existing habitat features such as woody debris or substrate material can not be removed.</p> <p>Plantings for 10 feet on either side of OHW are required for entire length of property if site is appropriate. If pier is shared, all co-owners must execute plantings.</p> <ul style="list-style-type: none"> • No chemical fertilizers, herbicides and pesticides can be used in the planting area. • A 6 foot path without vegetation is allowed for access to the pier. • A minimum of 2 trees and 3 willow plants is required; otherwise there appears to be a lot of flexibility in the planting plan. • The plantings must be maintained for the life of pier with a 100% survival rate required in first and second year and a 100% survival rate for tree and an 80% survival rate for remaining plants in years 3-5. • Monitoring reports for planting due annually for 5 years <p>Status reports on impact reduction construction must be submitted 12 months after permit is issued. They are due annually until the Corp accepts as-build drawings.</p> <p>Construction must abide by work windows for bald eagles and listed fish species.</p> <p>Work disturbing soil in substrate, bank or riparian area must occur in the dry whenever practical.</p> <p>Equipment should be operated out of water whenever possible, should minimize disturbance of soils and should be maintained in clean condition. Proper sediment control must also be used.</p> <p>Disturbance of bank vegetation should be limited. When disturbed, it must be replaced with native vegetation.</p> <p>Structures within 100 feet of a wetland must avoid impacts to the wetland to the maximum extent possible.</p>
Existing Piers	Existing structures within 30 feet of OHW may need to be removed to receive a permit unless they facilitate water access.
Other	Regulations regarding spacing of pilings, treatment of materials, mooring piles and maintenance are also detailed.