

Seattle Permits

— part of a multi-departmental City of Seattle series on getting a permit

Best Management Practices in Seattle's Shoreline District

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The Seattle Department of Construction and Inspections (SDCI) enforces City regulations for best management practices in the Shoreline District. All development, modifications and uses in the Shoreline District in the City of Seattle must follow best management practices (SMC 23.60A.152). Following these practices help protect water quality. Good water quality protects human health and wildlife habitat.

This Tip is a summary, and does not necessarily include all requirements for property owners and tenants; you should consult the code and obtain guidance from SDCI if you have questions. You need SDCI approval before beginning any repair or development in the Shoreline District.

Requirements for All Uses and Developments Within the Shoreline District

1. Keep all structures, material, and machinery on the property stored and managed to prevent the entry of debris and waste materials into any water body.
2. Pave and/or berm drum storage areas to prevent contaminating land and water.
3. Control dust to prevent contaminating land and water.
4. Minimize impervious surfaces on the site and use permeable surfacing.
5. Use other pollution control measures such as bioretention, rainwater harvesting, downspout dispersion, filters, catch basins, and planted buffers.

See [SMC 23.60A.152](#) for more information.

Requirements for All Over-Water Uses

1. If legally disconnected from the City's waste-water disposal system, eliminate sewage discharge by:
 - a. holding sewage and conveying sewage discharge to an approved disposal facility that is connected to the City's waste-water disposal system; OR
 - b. directly connecting and discharging sewage to the City's waste-water disposal system.
2. Minimize gray water entering waterbodies by using on shore facilities to the fullest extent reasonable.
3. Liveaboards, floating on-water residences, house barges, and vessels with dwelling units:
 - a. must be located at marinas with onshore facilities including showers that meet the standards in [23.60A.200](#)
 - b. may not be used as lodging uses or short-term rentals of fewer than 30 consecutive nights
4. Dispose of garbage, recyclables, food scraps, and other compostable material, into appropriate on-land receptacles.
5. Use non-toxic, phosphate-free, and biodegradable cleaners and other household products if they drain into the water from the interior of a vessel, house barge, floating on-water residence, floating home, or other structure.
6. Use non-hazardous and non-toxic products on the exterior of all floating structures.
7. When using hazardous or toxic products, use a double containment system or other method to collect any spills to prevent the materials from entering the water.
8. Do not leave hazardous or toxic material in open containers unattended in areas that can drain into the water.

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9. Do not use herbicides, pesticides, or fertilizers, except as allowed in subsection [23.60A.190.J.2](#) of the Shoreline code. Application of synthetic fertilizers is prohibited within the Shoreline District. Application of organic fertilizers must follow best management practices for use of fertilizers within 200 feet of water bodies, including limiting the use of fertilizers, hand mixing the fertilizer with ingredients that do not dissolve quickly, and using composted dry grass clippings, leaves, and saw dust as fertilizer.
10. Use non-toxic building material for exterior areas; see subsection [23.60A.152.K](#) of the Shoreline Code.
11. Store all outside materials, such as chairs, barbeque grills, and potted plants, in a secure manner so that they do not enter the water because of wind or wave action.
12. Wood treated with pentachlorophenol, creosote, chromate copper arsenate (CCA) or comparably toxic compounds is prohibited for decking or piling.

See [SMC 23.60A.155](#) and [23.60A.187](#) for more information.

Requirements for Non-Commercial Slip-side Vessel Repair

1. Hull scraping is prohibited.
2. Repair is otherwise limited to interior vessel repair and cleaning, and repair of no more than 25 percent of the exterior of the boat at any one time.

See [SMC 23.60A.187](#) for more information.

Requirements for Residential Developments Providing Moorage in Excess of 3,500 Linear Feet

1. Provide self-service sewage pump-out facilities or the best available method of disposing of sewage wastes from boats.
2. Provide either a vacuum apparatus or oil-absorbent materials and waste receptacles for disposal of bilge wastes.

See [SMC 23.60A.187](#) for more information.

Access to Information

Links to SDCI Tips, Director's Rules, and the Seattle Land Use Code are available on our website at www.seattle.gov/sdci.