Seattle Stormwater Manual – Summary of Changes

This document provides a summary of the changes and response to public comments for the Seattle Stormwater Manual Volumes and Appendices. Refer to the Stormwater Code Table of Changes for the Stormwater Code changes and response to public comments.

Volume 1 (Project Minimum Requirements) of Seattle Stormwater Manual – Summary of Changes

Volume 1 – Overall Changes

Volume 1 – Overall Changes	2026 Final Changes Summary (from 2021 version)
Various	● Minor terminology revisions throughout. ● Added and updated definitions and criteria for clarity and to be consistent with the 2024 MS4 Permit and SWMMWW. ● Changed “Enhanced Treatment” to “Metals Treatment” ● Moved “Utility Project”, “Pavement Maintenance Project”, “Remediation Project”, and “Retrofit Project” from Section 4.5 to Section 2.2 “Identify the Type of Project”. ● Moved “WSDOT Project” from Sections 2.2.7 & 4.6 to Section 2.2. ● Moved “Site Assessment and Planning” from Chapter 7 to Section 2.4. ● Moved “Special Circumstances” from Section 4.7 to Section 2.7 “Determine Which Minimum Requirements Apply”. ● Deleted Section 2.2.6 “Certain Land-Disturbing Activities”. ● Renamed Chapter 7 to “Exemptions, Adjustments, and Exceptions”. ● Moved “Drainage Control Review and Application Requirements” from Chapter 8 to Section 2.8 and renamed “Drainage Control Review and Submittal Requirements”; Chapter 8 deleted. ● Deleted most definition code boxes in Volume 1; instead rely on SMC 22.801 and Appendix A.

Volume 1, Chapter 2 – Determining Minimum Requirements

Volume 1, Chapter 2 Section Number and Name	**2026 Final Changes Summary (from 2021 version)**
Section 2.1 – Step 1 – Define the Boundaries of the Project Site	● Refer to SMC 22.805.010.B & D and 22.807.020.D for application of thresholds. ● Clarified that the project site includes the full area of a subdivision, short plat, common plan of development, or closely related project. ● Clarified that Stormwater Code requirements will be based on the total cumulative development planned, not just individual projects or phases. ● Added reference to SMC, Section 22.805.010 for specific requirements for subdivisions and short plats.
Section 2.1.1 – Definitions Related to Project Site	● Changed section title name from "Definitions" to "Definitions Related to Project Site". ● Refer to SMC 22.801.010.D for changes to definition of "Development". ● Added reference to SMC 22.801 and Appendix A for the definition of "development", "hard surface", "project", "project site" and "site".
Section 2.1.2 – Closely Related Projects	● Revised and moved definition for "Closely Related Projects" to SMC 22.801.040.C. ● Added new criteria to include projects without construction approval in addition to projects under review.
Section 2.1.3 – Common Plan of Development	● Add new Section 2.1.3 – Common Plan of Development or Sale ● Refer to SMC 22.801.040.C for added definition of "Common Plan of Development". ● Added specific criteria for "single plan".
Section 2.2 – Step 2 – Identify the Type of Project	● Updated the list of general classifications of projects. ● Deleted Single-family residential project type. ● Moved parcel-based project beginning of project list and updated the list of general classifications of projects. ● Added "rail" and "light rail" projects to list of complex projects. ● Project type figures redrawn for Manual consistency.

Volume 1, Chapter 2 Section Number and Name	**2026 Final Changes Summary (from 2021 version)**
~~Section 2.2.1 – Single-Family Residential Project~~ *(deleted section title, see below for changes to Parcel-based project section)*	● Single-family residential project section removed, and Parcel-based Project section moved to Section 2.2.1.
Section ~~2.2.5~~ 2.2.1– Parcel-Based Project *(section moved to beginning of chapter)*	● Parcel-based Project section moved to 2.2.1. ● Clarified that utility work associated with a parcel-based project is part of the parcel-based project. ● Expanded list of examples of parcel-based projects to include projects that were previously Single-family residential projects.
Section 2.2.2 – Sidewalk Project	● Clarified the distinction between roadway and sidewalk projects. ● Clarified when projects updating hard surfaces for ADA compliance are considered a sidewalk or trail project.
Section 2.2.3 – Trail Project	● Clarified when trail portions of a project may follow the requirements of Section 4.2 Trail and Sidewalk Projects or when they must meet requirements of Section 4.1 Parcel Based Projects or Section 4.3 Roadway Projects. ● Modified property boundary so example project limits cross the property boundary in Figure 2.3.
Section 2.2.4 - Roadway Projects	● No edits.
Section ~~4.5~~ 2.2.5– Utility Projects *(section moved)*	● Refer to SMC 22.800.040.A.2.a for changes related to Utility Projects. ● Utility Projects moved to section 2.2.5. ● Clarified that utility projects are not exempt from all minimum requirements.
Section ~~4.5.2~~ 2.2.6 - Pavement Maintenance Projects *(section moved)*	● Refer to SMC 22.800.040.A.2.a for changes related to Pavement Maintenance Projects. ● Refer to SMC 22.801.170.P for new Pavement Maintenance Practices" definition. ● Pavement Maintenance Projects renumbered to section 2.2.6. ● Clarified that pavement maintenance projects are not exempt from all minimum requirements.

Volume 1, Chapter 2 Section Number and Name	**2026 Final Changes Summary (from 2021 version)**
Section ~~4.5.3~~ 2.2.7 – Remediation Projects *(section moved)*	● Remediation Projects renumbered to Section 2.2.7. ● Clarified that remediation projects are not exempt from all minimum requirements.
Section ~~4.5.4~~ 2.2.8 – Retrofit Projects *(section moved)*	● Retrofit Projects renumbered to 2.2.8. ● Clarified that retrofit projects are not exempt from all minimum requirements.
Section ~~4.6~~ 2.2.9 – WSDOT Projects *(section moved)*	● WSDOT Projects renumbered to Section 2.2.9.
Section 2.3 – Step 3 – Identify the Receiving Water and Downstream Conveyance	● Revised list of city contacts. ● Added Green Lake Basin as a Nutrient-critical Receiving Waters in Seattle. ● Figure 2.5 updated to note Green Lake basin as a nutrient-critical basin and revised Bitter Lake Basin and creek watershed extents. ● Revised wetland receiving water drainage area at Marra Desimore Park for Figure 2.6. ● Figures 2.8 and 2.9 legends updated to clarify symbology is for basins with direct discharge to designated receiving waterbodies. ● Figure 2.10 updated to label the Capacity Constrained Areas. ● Added reference to SMC Chapter 22. 801 definitions for determining basin limits and system types.
~~Chapter 7~~ Section 2.4 – Perform Site Assessment and Planning *(chapter moved)*	● Clarified requirements for discharge to the combined sewer system. ● Added sources of data to evaluate site suitability. ● Clarified requirements for contaminated stormwater or groundwater. ● Added contaminated soils or groundwater on or near the site as a site-specific factor to consider. ● Added a list of resources that must be used to determine if soil or groundwater contamination may be present at the site or within the distance from the site that is required to be evaluated. ● Added a list of requirements for the drainage report if contamination has been identified. ● Added tree information and examples of critical area issues to the list of site-specific factors to consider.

Volume 1, Chapter 2 Section Number and Name	2026 Final Changes Summary (from 2021 version)
Section 2.5 – Step 5 – Calculating Land-Disturbing Activity and New Plus Replaced Hard Surface	● Refer to SMC 22.801.150.N for changes to “new hard surface” definition. ● Refer to SMC 22.801.190.R for changes to “replaced hard surface” definition. ● Clarified when a deck that allows rainwater to pass through is not considered a hard surface and when overlaying existing asphalt or concrete is not considered new or replaced hard surface. ● Added a section regarding artificial turf as a non-hard surface. ● Added references to SMC, Chapter 22.801 and Appendix A for detailed definitions of key terms.
Section 2.5.1 – Underdrained Sports Fields	● Added new section describing when underdrain sports fields are considered hard surfaces or pollution-generating pervious surfaces.
Section 2.5.2 – The Difference Between "New" and "Replaced" Hard Surfaces	● Added new subsection to clarify distinction between "New" and "Replaced" hard surfaces. ● Provided detailed examples for both structures and non-structure surfaces. ● Added clarification for non-structure hard surfaces
Section 2.5.3 – Remodels and Reconstruction that Maintain Existing Foundations	● Added new subsection to clarify when a remodel of an existing building or construction on an existing foundation is defined as a “replaced hard surface”. ● Added new Figures 2.11 2.12, 2.13, 2.14 and 2.15 to show examples of new, replaced and existing hard surfaces.
Section 2.6 – Step 6 – Calculating New Plus Replaced Pollution-Generating Hard Surface	● Added references to SMC, Chapter 22.801 and Appendix A for detailed definitions of key terms. ● Refer to SMC 22.801.170.P for changes to “pollution-generating hard surface” definition.
Section 2.7 – Step 7 – Determine Which Minimum Requirements Apply	● Updated list of other Director’s Rules, Policies and Tips that may have additional or modified requirements. ● Added land disturbing activity to examples of special circumstances projects. ● Added note that there may be potential Exemptions, Adjustments, or Exceptions to the minimum requirements of the Stormwater Code and a reference to Chapter 7.

Volume 1, Chapter 2 Section Number and Name	**2026 Final Changes Summary (from 2021 version)**
Section 2.8 – Step 8 – Determine Drainage Control Review and ~~Application~~ Submittal Requirements	● Updated website resource and contact text for SDCI. ● Section title changed from "Determine Drainage Control Review and Application Requirements" to "Determine Drainage Control Review and Submittal Requirements"
Section ~~8.1~~2.8.1 – Preliminary Drainage Review *(section moved)*	● Refer to SMC 22.807.020.D for changes to Preliminary Drainage Review requirements. ● Moved from Section 8.1 to Section 2.8.1. ● References added. ● Removed "details" from the list of Preliminary Drainage Review submittal requirements.
Section ~~8.2~~ 2.8.2– Standard Drainage Review *(section moved)*	● Refer to SMC 22.807.020.A.2 for changes to Standard Drainage Review requirements. ● Moved from Section 8.2 to Section 2.8.2. ● Added clarity to types of projects and project elements that require a Standard Drainage Review. ● Added site plan element of including limits of disturbance.
Section ~~8.3~~ 2.8.3 – Comprehensive Drainage Review *(section moved)*	● Refer to SMC 22.807.020.A.3 for changes to Comprehensive Drainage Review ● Moved from Section 8.3 to Section 2.8.3. ● Added other qualifying professionals who are allowed to prepare and sign the Comprehensive Construction Stormwater Control and Soil Management Plan.
Section ~~8.4~~ 2.8.4 Additional Documentation *(section moved)*	● Moved from Section 8.4 to Section 2.8.4 ● Added special inspections for contaminated sites to the list of additional documentation that may be required by the Director for adequate evaluation. ● Added documentation requirements for 22.800.040.B Adjustments and 22.800.040.B Exceptions.

Volume 1, Chapter 3 – Minimum Requirements for All Projects

Volume 1, Chapter 3 Section Number and Name	**2026 Final Changes Summary (from 2021 version)**
Chapter 3 - Various	● Minor terminology revisions and external reference updates.
Section 3.1 – Maintaining Natural Drainage Patterns	● Added requirements related to discharges from a project site and for concentrated discharge locations from project site.
Section 3.4 – Construction Site Stormwater Pollution Prevention Control	● Added cover protection strategies from Volume 2. ● Added reference to Section 2.8.3 (Comprehensive Drainage Plan) to determine when a Construction Stormwater Control Plan must be prepared by a qualified professional.
Section 3.5 – Protect Wetlands	● Added general protection guidelines for all wetlands.

Volume 1, Chapter 4 – Minimum Requirements Based on Project Type

Volume 1, Chapter 4 Section Number and Name	**2026 Final Changes Summary (from 2021 version)**
Chapter 4 - various	● Moved “Utility Project”, “Pavement Maintenance Project”, “Remediation Project”, and “Retrofit Project” from Section 4.5 to Section 2.2 “Identify the Type of Project”. ● Moved “WSDOT Project” from Sections 2.2.7 & 4.6 to Section 2.2. ● Moved “Site Assessment and Planning” from Chapter 7 to Section 2.4. ● Moved “Special Circumstances” from Section 4.7 to Section 2.7 “Determine Which Minimum Requirements Apply”. ● Deleted Section 2.2.6 “Certain Land-Disturbing Activities”. ● Renamed Chapter 7 to “Exemptions, Adjustments, and Exceptions”. ● Moved “Drainage Control Review and Application Requirements” from Chapter 8 to Section 2.8 and renamed “Drainage Control Review and Submittal Requirements”; Chapter 8 deleted. ● Minor terminology revisions.
~~Section 4.1 – Single-family Residential Projects~~	● Deleted Single-family residential project type.

Volume 1, Chapter 4 Section Number and Name	2026 Final Changes Summary (from 2021 version)
Section ~~4.4~~ 4.1– Parcel-Based Projects *(section moved)*	● Refer to SMC 22.805.050.C. for changes to Flow Control thresholds. ● Moved Parcel-based Projects to Section 4.1. ● Moved text regarding flow control from Section 4.4 to 4.1.3. Flow Control and clarified that in addition to meeting other flow control standards (e.g., pasture), parcel-based projects discharging to a capacity-constrained system will also need to meet the peak control standard if triggered. ● Updated flow control thresholds for Small Lakes / Capacity-Constrained Systems in Figures 4.1A and 4.1B (formerly Figures 4.2A and 4.2B). ● Updated notes (Green Lake Basin / phosphorus-sensitive; Soil Suitability Criteria; bioretention / phosphorus-sensitive) and revised terminology from "Enhanced" to "Metals" treatment in Figure 4.1C (formerly Figure 4.2C).
Section 4.3 – Roadway Projects	● Refer to SMC 22.805.060.C. for changes to Flow Control thresholds. ● Refer to SMC 22.805.060.D for changes to Treatment thresholds. ● Moved text regarding flow control from Section 4.3 to 4.3.3. Flow Control and clarified that in addition to meeting other flow control standards, roadway projects discharging to a capacity-constrained system will need to meet the existing condition standard if triggered. ● Updated notes (Green Lake Basin / phosphorus-sensitive; Soil Suitability Criteria; bioretention / phosphorus-sensitive) and revised terminology from "Enhanced" to "Metals" treatment, and included new "and replaced" hard surfaces in thresholds in Figures 4.2A, 4.2B, and 4.2C (formerly Figures 4.1A, 4.1B, and 4.1C).References added.

Volume 1, Chapter 5 – Minimum Requirement Standards

Volume 1, Chapter 5 Section Number and Name	2026 Final Changes Summary (from 2021 version)
Section 5.2.2 – On-site Lists	● Refer to deleted SMC 22.805.070.D.2 On-site List for Single-family Residential Projects. ● Refer to SMC 22.805.070.D.3 for changes to the On-site List for Trail and Sidewalk Projects. ● Refer to SMC 22.805.070.D.2 for changes to the On-site List for Parcel-based Projects. ● Refer to SMC 22.805.070.D.4 for changes to the On-site List for Roadway Projects. ● References added.

Volume 1, Chapter 5 Section Number and Name	2026 Final Changes Summary (from 2021 version)
Section 5.3 – Flow Control	● Refer to SMC 22.805.080 for changes to Flow Control requirements (formerly SMC 22.805.080.B). ● Refer to SMC 22.805.080.C – 22.805.080.G for changes to Flow Control in relation to "Project Site" (formerly SMC 22.805.080.B.2-5). ● Clarified that flow control standards are applied to full project site and the full project site should be included in the continuous runoff modeling. ● Added reference related to sizing guidance for detention BMPs orifice diameter to meet standard release rates.
Section 5.3.1 – Wetland Protection Standards	● Refer to SMC 22.805.080.C for changes to Wetland Flow Control requirements (formerly SMC 22.805.080.B.1). ● Added clarifying language on how to handle situations where multiple flow control standards apply alongside the Wetland Protection Standard, prioritizing protection of wetland hydroperiods if full compliance with all standards isn't feasible. ● Added requirements if the Wetland Protection Standard cannot be fully met due to the implementation of required on-site stormwater management, water quality, or other Flow Control BMPs. ● Added references.
Section 5.3.4 – Existing Conditions Standard	● Added clarity to existing land cover definition and noted approved permits and engineering plans may be required.
Section 5.3.5 – Peak Control Standard	● Clarified post development release rates for the peak control standard are based on the full project site and the full project site should be included in the continuous runoff modeling.
Section 5.4 – Water Quality Treatment	● Revised "impervious" to "hard" surface for areas not to be included in landscape management plans ● Clarified in Manual that landscape management plan cannot be used for artificial turf fields (per SMC 22.805.090.B) because pesticides and fertilizers are not the associated pollutants of concern
Section 5.4.1 General Water Quality Treatment Requirements	● Refer to SMC 22.805.090.B for change to Water Quality Treatment requirements. ● Added references.
Section 5.4.2.2 – Phosphorus Treatment	● Clarified that Green Lake is only nutrient critical receiving water in Seattle.

Volume 1, Chapter 5 Section Number and Name	2026 Final Changes Summary (from 2021 version)
Section 5.4.2.3 – Metals Treatment	● Refer to SMC 22.805.090.B.5 for changes to Water Quality Treatment Metals requirements. ● Added additional commercial site examples where metals treatment may be required. ● Added note regarding crumb rubber sports fields metals treatment requirements. ● Added references.
Section 5.4.2.4 – Basic Treatment	● Added that some project sites may need to meet both basic treatment and oil control treatment requirements. ● Removed single-family residential projects note regarding phosphorous control. ● References added.

Volume 1, Chapter 6 – Alternative Compliance

Volume 1, Chapter 6 Section Number and Name	2026 Final Changes Summary (from 2021 version)
Alternative Compliance	● No edits.

Volume 1, Chapter 7 – Exemptions, Adjustments, and Exceptions

Volume 1, Chapter 7 Section Number and Name	2026 Final Changes Summary (from 2021 version)
Chapter 7 – Exemptions, Adjustments, and Exceptions	● Moved “Site Assessment and Planning” from Chapter 7 to Section 2.4. ● Renamed Chapter 7 to “Exemptions, Adjustments, and Exceptions” and added existing code text. ● In addition to code language added, clarified submittal requirements for Adjustments.

Volume 1, Chapter 8 – Exemptions, Adjustments, and Exceptions

Volume 1, Chapter 8 Section Number and Name	**2026 Final Changes Summary (from 2021 version)**
~~Chapter 8~~ Section 2.8 – Drainage Control Review and ~~Application~~ Submittal Requirements *(chapter moved)*	● Moved "Drainage Control Review and Application Requirements" from Chapter 8 to Section 2.8 and renamed "Drainage Control Review and Submittal Requirements" ● Chapter 8 deleted.

Volume 2 (Construction Stormwater Control) of the Seattle Stormwater Manual – Summary of Changes

Volume 2 – Overall Changes

Volume 2 Overall Changes	2026 Final Changes Summary (from 2021 version)
Various	● Added section to describe new Turbidity and pH monitoring requirements for certain large projects ● Added section to describe upstream analysis evaluation of runoff that enters a construction site. ● Changed criteria for Small Projects from 1 acre to less than 10,000 square feet of land-disturbing activities. ● Changed criteria for Large projects from 1 acre to 10,000 SF and greater of land-disturbing activities. ● Clarified when to use high visibility fencing BMP. ● Updated guidance/requirements for sizing filtration systems for groundwater discharges. ● Added reference to BMPs with Ecology approved functionally equivalent BMP. ● Added considerations for PCBs to BMPs as applicable. ● Added new Temporary Flow Control During Construction BMP section. ● Added Section 5.2 Monitoring Practices and moved pH and turbidity monitoring to this new section. ● Clarified requirements for calculating sediment trap peak flow rates. ● Added clarification for drain cover requirements during the workday. ● Added information and plan requirements for PCBs in Demolition of Buildings section. ● Moved Checklists to Select Small and Large Project Construction BMPs to Attachment 1. ● Minor terminology revisions throughout.

Volume 2, Chapter 1 – Introduction

Volume 2, Chapter 1 – Section Name or BMP Name	**2026 Final Changes Summary (from 2021 version)**
Section 1.3 What is Considered "Compliance"?	● Added Section 1.3.4 to describe upstream analysis evaluation of runoff that enters a construction site.
Section 1.4 What is Considered "Out of Compliance"?	● Added "turbidity or pH that exceeds the benchmark" as criteria for when a discharge is considered out of compliance.

Volume 2, Chapter 2 – Construction Stormwater Control and Soil Management Plan

Volume 2, Chapter 2 – Section Name or BMP Name	**2026 Final Changes Summary (from 2021 version)**
Section 2.1 Small Project Construction Stormwater Control and Soil Management Plan	● Changed criteria for Small Projects from 1 acre to less than 10,000 square feet of land-disturbing activities. ● Changed requirement to show the "construction clearing limits" on plans to "Limits of Disturbance" which include clearing, grading, and other land disturbing activities. ● Added a "discharge flow rate limit" for construction stormwater, groundwater dewatering and process water discharges to be shown on plans. ● Added a reference to SPU Design Standards and Guidelines Appendix 18B Temporary Discharges for allowable discharge rates.
Section 2.2 Large Project Construction Stormwater Control and Soil Management Plan	● Changed criteria for Large Projects from 1 acre to 10,000 square feet and greater of land-disturbing activities.
Section 2.3 Certified Erosion and Sediment Control Lead	● Under responsibilities of CESCL, added contact information if turbid or polluted discharge enters the City's MS4 and/or a receiving waterbody. ● Changed required duration of CESCL certification from 3 years to the full duration of the project.

Volume 2, Chapter 3 – Selecting Construction Stormwater Controls

Volume 2, Chapter 3 – Section Name or BMP Name	**2026 Final Changes Summary (from 2021 version)**
Table 1 Checklist to Select Small Project Construction BMPs	● Moved Small Project Checklists to Attachment 1 of Volume 2.
Table 1 Checklist to Select Large Project Construction BMPs	● Added requirement that high-visibility fencing is required at edges of ECAs and their buffers where disturbance is not allowed. ● Moved Large Project Checklists to Attachment 1 of Volume 2.

Volume 2, Chapter 4 – Standards and Specifications for Construction Erosion and Sedimentation Control

Volume 2, Chapter 4 – Section Name or BMP Name	**2026 Final Changes Summary (from 2021 version)**
Chapter 4 – Standards and Specifications for Construction Erosion, Sediment, and Flow Control Practices	● Renamed section title to include Flow Control Practices to reflect the added Flow Control & Dewatering Practices to the chapter.
Section 4.1.3 - BMP E1.15: Mulching, Matting, and Compost Blankets	● Added information on technologies that the department of Ecology has approved are functionally equivalent to mulching.
Section 4.1.10 - BMP E1.50: High-Visibility Fence	● Edited language to clarify this is required to establish clearing and grading limits at the boundary of sensitive areas.
Section 4.2.1.1 - BMP E2.10: Stabilized Construction Access	● Added information on technologies that the department of Ecology has approved are functionally equivalent to stabilized construction access.
Section 4.2.1.2 - BMP E2.15: Tire Wash	● Added information on technologies that the department of Ecology has approved are functionally equivalent to tire wash.
Section 4.2.1.4 - BMP E2.35: Check Dams	● Added information on technologies that the department of Ecology has approved are functionally equivalent to Check Dams.

Volume 2, Chapter 4 – Section Name or BMP Name	2026 Final Changes Summary (from 2021 version)
Section 4.2.1.5 - BMP E2.40: Triangular Silt Dike (TSD)	● Added information on technologies that the department of Ecology has approved are functionally equivalent to TSDs.
Section 4.3.1 - BMP E3.10: Filter Fence	● Added information on technologies that the department of Ecology has approved are functionally equivalent to filter fences.
Section 4.3.3 - BMP E3.25: Inlet Protection	● Added information on technologies that the department of Ecology has approved are functionally equivalent to storm drain inlet Protection.
Section 4.3.5 - BMP E3.35: Straw Wattles, Compost Socks, and Compost Berms	● Added information on technologies that the department of Ecology has approved are functionally equivalent to wattles.
Section 4.3.6 - BMP E3.40: Sediment Trap	● Added examples of situations where the project size or downstream conditions require using the 10-year peak volumetric flow rate for the Single Event Hydrograph Method. ● Added to calculate the peak flow rate, the land use cover used must represent the conditions during construction that result in the most runoff.
Section 4.3.7 - BMP E3.50: Portable Sediment Tank	● Added text specifying requirements of holding drainage onsite and trucking it offsite to dispose at a different location and requirements if the stored water contains contaminants. ● Clarified the intent of the formula used to calculate sediment tank volume.
Section 4.3.8 - BMP E3.60: Construction Stormwater Filtration	● Added guidance/requirements for how to size filtration systems for groundwater discharges. ● Added a reference to Section 4.4.1 BMP E4.10 Temporary Flow Control During Construction for sizing for listed creek basins and non-listed creek basins during construction.
Section 4.4.1 - BMP E4.10: Temporary Flow Control During Construction	● Added new Temporary Flow Control During Construction BMP section to address when projects must provide flow control BMPs during construction to detain stormwater runoff and dewatering flow before it leaves the construction site. ● Added requirement to use continuous runoff model for sediment control BMP sizing.

Volume 2, Chapter 4 – Section Name or BMP Name	2026 Final Changes Summary (from 2021 version)
Section 4.4.2 - BMP ~~C1.40~~ E4.20: Temporary Groundwater Dewatering (*moved from Chapter 5 to Chapter 4)*	● Changed BMP number from C1.40 to E4.20, moved to Chapter 4. ● Changed section title from "temporary dewatering" to "temporary groundwater dewatering". ● Added reference to Section 4.3.8 BMP E3.60 when going through the stormwater filtration planning considerations for BMP C1.40.

Volume 2, Chapter 5 – Source Control & Monitoring Practices for Construction Pollutants Other than Sediment

Volume 2, Chapter 5 – Section Name or BMP Name	2026 Final Changes Summary (from 2021 version)
Chapter 5 Source Control <u>&</u> <u>Monitoring</u> Practices for Construction Pollutants Other than Sediment	● Revised title to reflect monitoring added to Chapter 5.
Section 5.1.3 - BMP C1.25: Demolition of Buildings	● Added consideration for PCBs. ● Added more guidance / requirements for construction stormwater control for demolition. ● Added clarification for drain cover requirements during the workday. ● Added clarification for stabilizing contaminated soils.
Section 5.1.4 - BMP C1.30: Building Repair, Remodeling, and Construction	● Added clarification for drain cover requirements during the workday. ● Added considerations for PCBs. ● Added guidance for PCB assessment during project planning phase. ● Added design criteria for “dry method” sweeping.
Section 5.1.6 - BMP C1.45: Solid Waste Handling and Disposal	● Added consideration for PCBs.

Volume 2, Chapter 5 – Section Name or BMP Name	**2026 Final Changes Summary (from 2021 version)**
Section 5.1.7 - BMP C1.50: Disposal of Asbestos and Polychlorinated Biphenyls (PCBs)	● Added consideration for PCBs.
Section 5.2 - Monitoring Process	● Added new Section 5.2 Monitoring Practices and moved the Turbidity and pH monitoring from Section 1.3 to Section 5.2. ● Added language to clarify when monitoring is required. ● Added clarifications to turbidity monitoring practices and adjusted required sampling timing. ● Added reference to Sections 5.1.10 and 5.1.11 for additional concrete handling and washout area requirements.

Volume 3 (Project Stormwater Control) of the Seattle Stormwater Manual – Summary of Changes

Volume 3 – Overall Changes

Volume 3 Overall Changes	2026 Final Changes Summary (from 2021 version)
Various	● Changed “enhanced treatment” to “metals treatment”. ● Revised the setbacks (i.e. site constraints) from dispersion and infiltration facilities to septic system components to match new legislation for septic systems (Sections 3.1 and 3.2) ● Added clarity and flexibility for infiltration facilities (Section 3.2). ● Added a requirement to evaluate all infiltration options, in addition to On-site BMPs, before choosing traditional flow control BMPs (Section 3.4). ● Clarified requirements for small projects with no off-site point of discharge (Section 4.3) ● Added design criteria for using catch basins for presettling (Section 4.4). ● Added clarity and considerations for sizing infiltrating BMPs (Section 4.5). ● Added Light Rail Elevated Guideway Dispersion BMP for equivalency with 2024 SWMMWW to Chapter 5. ● Added HPBSM and polishing layer may be used in infiltrating bioretention to be consistency with 2024 SWMMWW. ● Changed section name from "Single Family Residential Cistern" to "Residential Cistern" and allow residential cisterns in more residential zones. ● Added new BMPs for infiltrating and non-infiltrating soil cell bioretention. ● Renamed the “Seattle Design Precipitation Time Series” to “Seattle Extended Precipitation Time Series (SEPTS-99)”. ● For phosphorus treatment, added requirement of Infiltrating Bioretention (without underdrain) with default BSM be more than ¼ mile from phosphorus limited water bodies unless using the options HPBSM and polishing layer. ● Added Green Lake as the only nutrient-critical receiving water determined to be impaired due to phosphorus contributed by stormwater. ● Added pre-sized 2-inch ponding depth options for bioretention with vertical sides. ● Updated list of approved proprietary and emerging water quality treatment technology and Mass Loading Ratio applicability.

Volume 3 Overall Changes	2026 Final Changes Summary (from 2021 version)
Various (continued)	● Added Table 4.2. Sand Media Specification. ● Updated with latest approved tree references and maintenance requirements, and expanded tree information in Tree Planting and Retention and Infiltrating Bioretention sections. ● Added clarifications and updated requirements to BMPs in Chapter 5 (as summarized below). ● Minor terminology revisions throughout.

Volume 3, Chapter 3 – BMP Selection and Sizing Approach

Volume 3, Chapter 3 – Section or BMP Name	2026 Final Changes Summary (from 2021 version)
Section 2.5 – Infiltration BMPs	● Added infiltrating soil cell bioretention to the table of BMPs described in this volume.
Section 2.9 – non-infiltrating BMPs	● Moved table of City approved proprietary and emerging water quality treatment technologies to Section 5.8.11. ● Added non-infiltrating soil cell bioretention to the table of BMPs described in this volume.
Section 3.1-Determine Dispersion Feasibility	● Revised site constraints for stormwater dispersion flowpaths near septic system components, specifically prohibiting them within 30 feet of drainfields and 10 feet of tanks and distribution boxes. ● Added dispersion within steep slope or landslide-prone areas may be allowed if slope stability analysis is performed by geotechnical professional determining dispersion is feasible.
Section 3.2 – Determine Infiltration Feasibility	● Revised site constraints near septic system components, specifically prohibiting them within 30 feet of drainfields and 10 feet of tanks and distribution boxes. ● Added clarity for minimum required vertical separation and when subsurface investigation is required. ● Revised minimum infiltration rates for infiltration trenches and permeable pavement surface. ● Added Infiltrating Soil Cell Bioretention without underdrain and Infiltrating Soil Cell Bioretention with underdrain values to Table 3.3 Minimum Measured Infiltration Rates. ● Clarified minimum measured infiltration rates for permeable pavement surfaces and facilities. ● Clarified that slope stability analysis must be completed by a geotechnical engineer.

Volume 3, Chapter 3 – Section or BMP Name	2026 Final Changes Summary (from 2021 version)
Section 3.4 – BMP Selection for Flow Control	● Added a requirement to evaluate all infiltration options, in addition to On-site BMPs, before choosing traditional flow control BMPs. ● Added Infiltrating Soil Cell Bioretention without underdrain, Infiltrating Soil Cell Bioretention with underdrain, and Non-infiltrating Soil Cell Bioretention to Table 3.4 Flow Control BMPs and Applicable Standards.
Section 3.5 – BMP Selection for Water Quality Treatment	● Changed "enhanced" treatment to "metals" treatment. ● For phosphorus treatment, added requirement of Infiltrating Bioretention (without underdrain) with default BSM be more than ¼ mile from phosphorus limited water bodies unless using the options HPBSM and polishing layer. ● Added Green Lake as a nutrient-critical receiving water determined to be impaired due to phosphorus contributed by stormwater. ● Figure 3.2 updated terminology from “enhanced” to “metals”. ● Added infiltrating and non-infiltrating soil cell bioretention to list of BMP options for metals and basic water quality treatment.

Volume 3, Chapter 4 – General Design Requirements

Volume 3, Chapter 4 – Section or BMP Name	2026 Final Changes Summary (from 2021 version)
Section 4.1 – Sizing Approach	● Added Concentrated Flow Dispersion to Pre-sized Approach table. ● Added reference and clarity for allowance to size flow control BMPs for less than the total new plus replaced hard surface area when only On-site BMPs are used. ● Added new and revised procedures for flow control sizing when the minimum 0.5-inch orifice is not feasible. ● Added Infiltrating Soil Cell Bioretention and Non-infiltrating Soil Cell Bioretention to the list of BMPs included in the Pre-sized Approach. ● Renamed the “Seattle Design Precipitation Time Series” (aka Seattle 158-year, 5-minute series) to “Seattle Extended Precipitation Time Series (SEPTS-99)” unless otherwise adopted by the Director. ● Revised Minimum Orifice Diameter Alternative Sizing Step 4 to specify increasing the orifice diameter to the minimum size (0.5 inch) on the construction plans if the modeling results in an orifice size less than 0.5 inch.

Volume 3, Chapter 4 – Section or BMP Name	2026 Final Changes Summary (from 2021 version)
Section 4.2 – Bypass, Flow-Through, and Off-Site Flow General Design Requirements	● Clarified flows are “offsite” in Scenario 2 – Flow-Through a Flow Control BMP.
Section 4.3 – Conveyance and Overflow General Design requirements	● Clarified requirements for small projects with no off-site point of discharge including: ○ Specify this section is only for small projects. ○ Clarify that only the new and replaced hard surfaces must be modeled. ○ Clarified that permeable pavement surfaces and dispersion do not require modeling. ○ Clarified that the minimum measured infiltration rates in Table 3.3 are not applicable for small projects with no off-site point of discharge for stormwater. ● Added requirements to identify overland overflows from BMPs and increase capacity of overflow devices to the 100-year recurrence when located within ECA Steep Slope or Landslide Prone areas. ● Added that drywells may be sized by a licensed civil engineer in lieu of using sizing found in Appendix E.
Section 4.4 – Presettling and Pretreatment Requirements	● Added Infiltrating Soil Cell Bioretention and Non-infiltrating Soil Cell Bioretention to Table 4.1 Presettling and Pretreatment Requirements. ● Added that at the time the Manual was developed, Green Lake was the only nutrient-critical receiving water determined to be impaired due to phosphorus contributed by stormwater. ● Added design criteria for using catch basins or other devices for presettling and pretreatment.

Volume 3, Chapter 4 – Section or BMP Name	**2026 Final Changes Summary (from 2021 version)**
Section 4.5 – Infiltrating BMPs	● Clarified that 100% infiltration means infiltrating all runoff over the full simulation period, not just during extreme events like the 100-year storm. ● Added the process for modeling an infiltration BMP to infiltrate up to the 25-year event if no discharge point is available for small sites. ● Added considerations for infiltrating BMPs for foundation/footing drainage and other subsurface drainage systems. ● Clarified bioretention drawdown time requirements for water quality design treatment volume. ● Added that infiltrating bioretention is not permitted within 1/4 mile of nutrient-critical receiving waters if the underlying soil does not meet the soil requirements outlined in *Section 4.5.2* unless HPBSM and a polishing layer are used. ● Clarified that surfaces designed to be equivalent to permeable pavement surfaces may include natural or artificial turf sports fields. ● Added that a 12-inch water quality treatment course shall be included between the subbase and the storage reservoir for permeable pavement or equivalent BMPs when metals

Volume 3, Chapter 5 – BMP Design

Volume 3, Chapter 5 – Section or BMP Name	**2026 Final Changes Summary (from 2021 version)**
Chapter 5 – BMP Design – Modeling Approach	● Renamed the "Seattle Design Precipitation Time Series" (aka Seattle 158-year, 5-minute series) to "Seattle Extended Precipitation Time Series (SEPTS-99)" unless otherwise adopted by the Director.
Section 5.2 – Tree ~~Planting and~~ Retention and Planting (*section title changed*)	● Changed tree list to Green Factor tree list. ● Clarified design criteria for retained trees and newly planted trees. ● Added protection standards and a summary of the minimum requirements for tree planting and retention. ● Provided specific maintenance requirements to support long-term tree survival after planting. It outlines a clear irrigation schedule, proper mulching technique, and the need to replace failed trees. ● Expanded Tree Species section to include height and ROW requirements. ● Table 5.1 "Minimum Soil Volume for Trees in Planters." moved from 5.2.5.1 Retained Trees to 5.2.5.2 New Planted Trees. ● Moved general tree setback recommendations to a subsection under design criteria. ● Added that existing trees do not have a minimum spacing from other trees. ● Updated tree species' height and canopy measurements required to qualify for on-site stormwater or flow control management. ● Added alternative tree spacing approval for parcels if the intent is to establish a grove. ● Updated tree size, tree spacing, and soil width, depth and volume requirements. ● Added Small/Constrained Site trees to Table 5.1 Minimum Soil Requirements for Trees in Planters. ● Added reference to SDCI Tree List and Appendix J for approved tree species for on-site stormwater management of flow control on private property. ● Added reference to SDOT Approved Street Tree List for approved tree species for the right-of-way.
Section 5.3.4 – Trench Downspout Dispersion	● Added criteria for short retaining walls, rockeries and uncovered decks allows in the 10-ft additional setback. ● Clarified Continuous Modeling Assumptions.
Section 5.3.7 – Sidewalk/Trail Compost Amended Strips	● Clarified that infiltration testing is not required for this BMP and that this BMP it not for pollution-generating surfaces.

Volume 3, Chapter 5 – Section or BMP Name	2026 Final Changes Summary (from 2021 version)
Section 5.3.8 – Light Rail Elevated Guideway Dispersion	● Added Light Rail Elevated Guideway Dispersion BMP for equivalency with 2024 SWMMWW.
Section 5.4.2 – Infiltrating Trenches	● Added maximum trench vertical depth of aggregate storage reservoir. ● Reduced the minimum measured infiltration rate to 2 inches/hour from 5 inches/hour. ● Added requirement for multiple rows of perforated pipe at 6 feet on-center for trenches 8 feet or wider. ● Figure 5.8 updated maximum vertical dimension of storage aggregate and added note for infiltration trenches 8 feet wide or wider. ● Figure 5.9 updated maximum vertical dimension of storage aggregate and added note for clarity.
Section 5.4.4 – Infiltrating Bioretention	● Added location, setback, spacing, and planting area requirements for trees in bioretention. ● Term vegetation expanded to include both plants and trees. ● Revised width requirement for gravel reservoir to match required bottom width of infiltrating bioretention. ● Added that HPBSM and polishing layer may be used and can meet phosphorous water quality treatment. ● Added vertical sides bioretention facilities construction material requirements. ● Added description of when weirs can be used for ponding area bottom slopes. ● Added reference to handrail requirements for vertical sided bioretention. ● Added option for using alternative structures instead of an inspection chamber for a Flow Restrictor. ● Removed requirement for using multiple cells when contributing area is over 5,000 square feet. ● Added requirement to provide multiple flow entrances for bioretention receiving concentrated flows from areas over 20,000 square feet. ● Revised tables for Presettling Requirements for Bioretention Facilities Owned and Not Owned or Maintained by Phase 1 Municipal Stormwater Permittees. ● Added minimum length of ponding area shall be 4 feet for bioretention with underdrains (to allow room for underdrain pipe, cleanout and overflow riser pipe installation). ● Reduced the fine compost percentage range and organic matter content range for the bioretention soil mix (aka 70/30 mix of aggregate to compost). ● Revised minimum requirements for overflow design for freeboard and drain riser pipes.

Volume 3, Chapter 5 – Section or BMP Name	2026 Final Changes Summary (from 2021 version)
Section 5.4.4 – Infiltrating Bioretention (continued)	● Added infeasibly criteria for vertical walled bioretention that would need to be deeper than 2.5 feet. ● Added clarifications to Continuous Modeling Assumptions for Infiltration Bioretention. ● Figures 5.11, 5.12, 5.13, and 5.14 updated notes for clarity. ● Figures 5.12 and 5.14 added note for wall material options. ● Updated Figure 5.13 to show bottom dimensions of aggregate layer to match dimensions of cell bottom. ● Added Figure 5.16 Example of Infiltrating Bioretention Facility with Tree and Side Slopes. ● Added Figure 5.17 Example of Bioretention Planter with Metal Wall Material.
Section 5.4.5 – Rain Gardens	● Figures 5.18 updated notes for clarity.
Section 5.4.6 – Permeable Pavement Facilities	● Clarified that infiltration facilities functionally equivalent to permeable pavement may be used beneath impermeable surfaces or landscaping as an alternative to permeable pavement. ● Adds maintenance guidance for permeable pavement wearing course. ● Adds that fracture jointing sand is not allowed under leveling course material. ● Added clarity for minimum measured subgrade infiltration rate ● Added new "BMPs Equivalent to Permeable Pavement Facilities" section. ● Added clarifications for sizing the permeable pavement facility area. ● Added clarification for how run-on should be directed to facility in a distributed manner. ● Added clarity for using sizing factors or equations to meet performance standards. ● Added clarification for length and width setting based on run-on ratios when using continuous simulation hydrologic modeling to size permeable pavement. ● Revised Figure 5.19 to show 4” of scarification in subgrade.
Section 5.4.8 – Infiltration Ponds	● Changed term "Infiltration Basins" to "Infiltration Ponds".
Section 5.4.9 –Infiltration Chambers/Vaults	● Added cylindrical shape to list of example layouts.

Volume 3, Chapter 5 – Section or BMP Name	2026 Final Changes Summary (from 2021 version)
Section 5.4.10 – Infiltrating Soil Cell Bioretention	● Added new section for infiltrating structural soil cell BMPs. ● Added new Figures 5.25, 5.26, 5.27, and 5.28 for infiltrating soil cell bioretention without and with underdrain.
Section 5.5.2 – Residential Cisterns	● Changed section name from "Single Family Residential Cistern" to "Residential Cistern". ● Updated to allow use of Residential Cisterns in more residential zones.
Section 5.6.2 – Permeable Pavement Surfaces	● Clarified that there is no minimum measured infiltration rate to use permeable pavement for the On-site List Approach. ● Added requirement that minimum measured infiltration rate must be at least 3 in/hr for BMP to use flow control credits to meet flow control standards unless a Pilot Infiltration Test is used and continuous runoff modeling is done. ● Revised Figure 5.31 to show 4” of scarification in subgrade.
Section 5.7.1 – Detention Ponds	● Added a flow control riser section to reference requirements in other sections of the manual. ● Clarified the minimum allowed orifice diameter is 0.5 inches, and the minimum allowed weir width is 0.25 inches for “Flow Control Riser”.
Section 5.7.2 – Detention Pipes	● Added "Pipe Materials", "Vents" and "Flow Control Riser/Structure" sections to the Design Criteria to organize the requirements and reference requirements in other sections and figures. ● Added the minimum allowed orifice diameter is 0.5 inches, and the minimum allowed weir width is 0.25 inches for "Flow Control Riser/Structure". ● Revised access requirements to reduce spacing of personnel access points and clarify observation/maintenance ports requirements for detention pipes on private property. ● Added a restriction preventing the use of pre-sized equations for detention pipes in the public right-of-way. ● Changed the Pre-developed Pasture Standard equation for 36-inch diameter detention pipe (this was included of the 2021 post-issuance clarifications). ● Added clarity for maintenance hole structure. ● Figure 5.32 updated details, notes, references and location of access risers.

Volume 3, Chapter 5 – Section or BMP Name	2026 Final Changes Summary (from 2021 version)
Section 5.7.3 – Detention Vaults/Chambers	● Added flow control riser requirements to reference requirements in other sections of the manual. ● Removed requirement for removable lids for vaults that are less than 10 feet wide. ● Figure 5.33 added clarity for location of outlet pipe and live storage volume/effective riser height. ● Clarified the minimum allowed orifice diameter is 0.5 inches, and the minimum allowed weir width is 0.25 inches for "Flow Control Riser".
Section 5.8.2 – Non-infiltrating Bioretention	● Added exception for underdrain routed to nutrient-critical receiving water if using optional HPBSM and polishing layer. ● Added vertical sides of bioretention facilities construction material options. ● Removed special instructions for bioretention soil mix. ● Added 2-inch ponding depth for vertical sides to Table 5.45 On-site List Sizing for Non-infiltrating Bioretention. ● Updated sizing factors in Table 5.45. On-site List. ● In Table 5.46. Pre-sized Sizing Factors and Equations, sizing factors for peak control standard for capacity constrained area shown as either "NA" or as percentage – to be determined based on other factors. ● Added Water Quality Treatment facility design requirements to filter 91 percent of the total runoff volume through the bioretention soil. ● Added note to Table 5.50 that Peak Control Standard sizing factors are not applicable when project discharges to a combined sewer or its basin. ● Figure 5.35 updated notes for clarity about connection to public drainage system. ● Added planter box wall material options to notes of Figure 5.36.
Section 5.8.5 – Sand Filters	● Added that large sand filters must be designed to treat 95% of total runoff volume for metals or phosphorus treatment.
Section 5.8.10 – Oil/Water Separators	● Clarified parameters for offline separator oil rise rate equation. ● Updated Figure 5.39 and 5.40 with forebay sizing criteria.

Volume 3, Chapter 5 – Section or BMP Name	2026 Final Changes Summary (from 2021 version)
Section 5.8.11 – Proprietary and Emerging Water Quality Treatment Technologies	● Revised requirement for sizing proprietary BMPs so mass loading ratio is not required for a BMP that treats sport fields with underdrain if drainage passes through a gravel layer before entering the underdrain. ● Clarified that the mass loading ratio is not required for Filterra systems that are sized solely for oil control with a treatment rate of 50 in/hr. ● Updated the definitions of GULD, CULD, and PULD devices. ● Updated approved proprietary technologies to include those with GULD designation and have undergone the NJCAT lab testing protocols. The Mass Loading Ratios included under the BMP sizing section can be applied to technologies listed in the table based on BMP System Type. ● Updated site considerations to reflect approved proprietary technologies. ● Clarified that the filtration component of proprietary technologies should be sized as off-line facilities. ● Clarified that either the offline or downstream of detention Water Quality flowrates should be used for sizing. ● Under Section 5.8.11.6 BMP, Step 2, updated “Zoning Categories” from “SFR” to “NR, RSL, LR” to align with 2025 Land Use Code (Title 23) changes. ● Edited Step 3 to be “Select the size of facility or number of cartridges”. ● In addition to basic treatment, added that the adjustments of the water quality design flow rate using the mass loading ratios applies to metals and phosphorous treatment.
Section 5.8.12 – Non-infiltrating Soil Cell Bioretention	● Added new Non-Infiltrating Soil Cell BMP section. ● Added new Figures 5.41 and 5.42 for non-infiltration soil cell bioretention.

Volume 4 (Source Control) of the Seattle Stormwater Manual – Summary of Changes

Volume 4, Overall Changes

Volume 4 Overall Changes	2026 Final Changes Summary (from 2021 version)
Various	● Added background information about PFAS, pollutants from rubber preservatives (including 6PPD-q), PAHs, and PCBs. ● Refined PCB information regarding training, assessments, prevention BMPs, and washing guidelines. ● Updated, re-ordered, clarified, and added required BMP elements and recommended BMPs. ● Updated the following BMPs for consistency with 2024 SWMMWW and/or the 2024 MS4 Permit: Cleaning or Washing (BMP 17), Processing of Treated Wood (BMP 20), Cleaning and Maintenance of Pools, Spas, Hot Tubs, and Fountains (BMP 35), Deicing and Anti-icing Operations for Airports and Streets (BMP 36), and Potable Water Line Flushing, Water Tank Maintenance, and Hydrant Testing (BMP 41). ● Added Light Rail Washing (new BMP 56) for consistency with 2024 SWMMWW. ● Updated and restructured Proper Storage of Solid Wastes (BMP 4), including explicit requirements when dumpster areas are not plumbed to the sanitary sewer, and when storing used cooking oil ● Added some "additional information" sections below required and/or recommended BMP elements, to support more effective BMP implementation. These are informational only. ● Clarified why certain discharges should not enter the drainage system, receiving waters, or groundwater. ● Provided more recommended BMP options for cleaning or washing of graffiti, artificial turf and athletic surfaces, permeable pavement, and dechlorination. ● Minor terminology revisions throughout.

Volume 4, Chapter 1 – Introduction

Volume 4, Chapter 1 – Section Name or BMP Name	2026 Final Changes Summary (from 2021 version)
Section 1.3 – What Pollutants Are Targeted in This Volume?	● Added PFAS, pollutants from rubber preservatives (including 6PPD-q), PAHs, and PCBs. ● Added pH as a measure of potential pollution to the descriptions of typical pollutants.
Section 1.6 – Getting Started	● No edits.

Volume 4, Chapter 2 – Best Management Practices for All Real Property (updated from 2016 Stormwater Manual title: "Citywide BMPs")

Volume 4, Chapter 2 – Section Name or BMP Name	**2026 Final Changes Summary (from 2021 version)**
Section 2.1.1 – BMP 1: Eliminate Illicit Connections and Illicit Discharges	● Clarified what constitutes an illicit discharge, including that chlorinated/brominated water as a type of illicit discharge. ● Added information on where to find more details (i.e., list of prohibited discharge substances) in the Seattle Stormwater and Side Sewer Codes. ● Updated the phone numbers of who to contact at Ecology and SPU if an illicit discharge is known to have occurred.
Section 2.1.2 – BMP 2: Perform Routine Maintenance	● Added maintenance requirements to the BMP. ● Provided clarity on existing requirements, BMP recommendations, and additional information.
Section 2.1.3 – BMP 3: Dispose of Fluids and Wastes Properly	● The new text explicitly prohibits discharging waste into the drainage or sewer system and adds references to Seattle Municipal Code sections and the NPDES permit for legal compliance and proper waste handling. ● Updated disposal requirements to include solid, dangerous, and industrial waste, especially emphasizing procedures in non-combined sewer areas. ● Added a new recommended BMP to reinforce compliance with broader environmental regulations and highlight the risk of penalties from other agencies. ● Provided examples of street waste solids.

Volume 4, Chapter 2 – Section Name or BMP Name	2026 Final Changes Summary (from 2021 version)
Section 2.1.4 – BMP 4: Proper Storage of Solid Wastes	● Added a detailed list of "solid waste" that falls under the BMP and provides details about how to manage the waste and storage for specific waste types (e.g., batteries, printing equipment waste, etc.). ● Expanded text about managing cooking oil waste to clarify and explain the responsibilities of generators (e.g., restaurants) versus container-owners (waste haulers). ● Added that requirements also apply to empty containers previously used to store solid waste. ● Updated minimum distance from which a used cooking oil container may be situated from a grated metal lid/cover (from 10 ft to 5 ft). ● Provided details in requirements for dumpster areas if they are not plumbed to the sanitary sewer, including ability for City departments to require additional source controls if BMPs are not effective. ● Removed requirement for additional roof/canopy when dumpsters are plumbed to sanitary sewer (if less than 200 sq ft). ● Removed requirement for spill containment area around trash compactor when uncovered (allowed if under 200 sq ft). ● Added an empty container section to the required elements explaining storage requirements. ● Added recommended BMPs regarding replacement container communication with waste hauler and indoor cooking oil storage. ● Added new Figure 2 providing an example of a labeled used cooking oil tote located on a level surface with a secure lid – refer to redline figure packet for changes.
Section 2.1.5 – BMP 5: Spill Prevention and Cleanup	● Updated spill cleanup and proper disposal procedures. ● Added section for discharges associated with firefighting activities. ● Added reasoning to why using emulsifiers or dispersants cannot be used.
Section 2.1.6 – BMP 6: Provide Oversight and Training for Staff	● Clarification and strengthening of Staff training and oversight requirements for BMP6. ● Added specific instructions for buildings that are suspected or known to contain PCBs.

Volume 4, Chapter 2 – Section Name or BMP Name	2026 Final Changes Summary (from 2021 version)
Section 2.1.7 – BMP 7: Property Maintenance	● Updated required elements of BMP for businesses and public entities. ● Added section for recommended BMPs including using environmentally safe solvents and materials and preventative actions. ● Moved spot clean outdoor surfaces to minimize wastewater generated from a required BMP to a recommended BMP. ● Added practicing Natural Yard/Lawn Care methods to recommended BMPs.
Section 2.1.8 – BMP 8: Constructed Dog Runs	● The terminology in the BMP was revised from “rooftop dog runs” to “constructed dog runs”. This change excludes dog runs associated with commercial or business pet facilities, which are regulated separately. ● New section was added for ground-level dog runs to clarify maintenance expectations and appropriate stormwater management practices for those areas.
Section 2.2.1 – BMP 9: Fueling at Dedicated Stations	● Added clarity when an overflow is not allowed for oil/water separators used for fuel spill containment. ● Added language for when dispersants are prohibited. ● Added when to immediately remove and properly dispose of fuel contaminated soils. ● Clarified the fueling island spill containment pad requirements for an uncovered area or an area that receives run-on from an uncovered area. ● Clarified fuel spill retention capacity requirements. ● Figure 4 updated to replace "Shutoff valve" with "Automatic Shutoff Valve". ● Added new Figure 6 showing Oil/Water Separator with Oil Stop Valve for Spill Containment.
Section 2.2.2 – BMP 10: Mobile Fueling of Vehicles and Heavy Equipment	● Minor updates and clarifications.
Section 2.2.3 – BMP 11: In-Water and Over-Water Fueling	● Updated the definition of in-water and over-water fueling stations to remove ambiguity about their classification. ● Added requirement to immediate report spills to federal and state agencies, along with the relevant contact information.

Volume 4, Chapter 2 – Section Name or BMP Name	2026 Final Changes Summary (from 2021 version)
Section 2.2.4 – BMP 12: Maintenance and Repair of Vehicles and Equipment	● Added text to clarify that mobile maintenance operations are included and that businesses are responsible for spills from customer vehicles, even when parked offsite. ● Added new requirements for battery storage, vehicle inspections, and frequent monitoring of drains and outdoor areas. ● Revised text to emphasize spill prevention, dry cleanup methods, proper fluid disposal, and the use of structural controls if operational measures fail to prevent contamination. ● Added clarity for maintenance and repair activity to contain automotive fluids and chemicals.
Section 2.2.5 – BMP 13: Concrete and Asphalt Mixing and Production	● Clarified that BMP applies specifically to stationary concrete and asphalt construction sites and emphasized the prohibition of discharging process water to streets, drains (stormwater or sanitary/combined systems), or receiving waters.
Section 2.2.6 – BMP 14: Concrete Pouring, Concrete/Asphalt Cutting, and Asphalt Application	● Added text stating that concrete and asphalt waste must never be washed into storm drains, receiving waters or sanitary/combined systems. ● Added specific disposal instructions for slurry and runoff. ● Clarified that catch basin filter socks are only emergency backups, not a substitute for source control. ● Clarified that water that comes into contact with diesel or coatings used in asphalt applications, cleanup, or transportation is process water and not allowed to enter the drainage system.
Section 2.2.7 – BMP 15: Recycling Wrecking Yard, and Scrap Yard Operations	● Expanded list of potential pollutants found at recycling and scrap yards. ● Added requirement to prevent run-off from property to nearby properties, public right of way or drainage. ● Added that PCB-contaminated materials cannot be reused and must be segregated and disposed of under EPA's TSCA rules. ● Added a new recommended BMP advising facilities to contact the King County Industrial Waste Program if they discharge process water or contaminated stormwater to the sanitary/combined sewer system. ● Added additional language requiring entities to inspect incoming materials for batteries, liquid tanks and PCB-containing devices, remove batteries and store them safely, and cover/raise materials. ● Added removal and disposal requirements for incoming material. ● Clarified that the BMP is applicable when the business or public entity is reclaiming materials.

Volume 4, Chapter 2 – Section Name or BMP Name	2026 Final Changes Summary (from 2021 version)
Section 2.2.8 – BMP 16: Storage of Liquids in Aboveground Tanks	● Clarified what is considered liquid storage tanks. ● Provided explicit examples when this BMP does and does not apply.

Volume 4, Chapter 3 – Business and Public Entity Best Management Practices for Specific Activities

Volume 4, Chapter 3 – Management Section Name or BMP Name	2026 Final Changes Summary (from 2021 version)
Section 3.1.1 – BMP 17: Cleaning or Washing	● Expanded list of activities requiring BMP. ● Added guidance to contact the local sewer authority for the potential disposal of washwater to the sanitary sewer. ● Added requirement to determine if buildings are suspected or confirmed to have PCB-containing materials on their exterior prior to building washdown, and the requirement that washdown water is prohibited from discharging to municipal stormwater systems unless it has been determined that the building does not contain PCBs on its exterior. ● Added to list of source pollutants. ● Clarified when stormwater is considered process wastewater. ● Updated required BMP elements including clarifications of age of built or renovated buildings that allow discharges from routine external washdowns, requirements for dechlorination of potable water entering the drainage system, and requirements for washdowns from graffiti impacted areas and building specific requirements. ● Updated list of recommended BMPs for graffiti, artificial turf fields and when to consider spot cleaning. ● Clarified that all staff authorized to wash at the wash pad must receive annual training on the operation of the valve system and the training records must be maintained. ● Clarified what buildings are assumed to be “suspected” of containing PCBs on their exterior. ● Added clarification to off-site hauled cleaning and washing discharge water.
Section 3.2.1 – BMP 18: Loading and Unloading of Liquid or Solid Material	● Added that BMP is required in areas of transfer to containers or between transport vehicles (rail or highway). ● Noted that SPCC requirements may apply if transloading oil products over 1,320 gallons in areas that could reach navigable waters.

Volume 4, Chapter 3 – Management Section Name or BMP Name	2026 Final Changes Summary (from 2021 version)
Section 3.3.2 – BMP 20: Processing of Treated Wood	● Added clarification that wood preservatives are registered with the US EPA and include oil and water-borne preservatives. ● Added freshly treated wood definition and BMPs to prevent treated wood products entering stormwater.
Section 3.3.3 – BMP 21: Commercial Composting	● Clarified the definition of design storm. ● Added requirement to line all ponds used to collect, store, or treat leachate and other contaminated waters associated with the composting process to prevent groundwater contamination.
Section 3.3.5 – BMP 23: Painting, Finishing, and Coating Activities	● Added BMP 17 (cleaning and washing) as a required BMP element for preparation and application. ● Added best practices for working with surfaces suspected or known to contain PCBs. ● Added recommended BMP for water-based paints. ● Added indoor vs outdoor clarifications for cleanup.
Section 3.3.6 – BMP 24: Commercial Printing Operations	● Added PCBs to list of pollutants. ● Clarified that waste printing equipment must not be stored outdoors.
Section 3.4.1 – BMP 26: Storage of Leachable Erodible Materials	● Added required BMP element to raise solid material off the ground. ● Updated required BMP elements for stockpiles of materials. ● Updated definition of all businesses and public entities engaged in the storage of leachable or erodible materials.
Section 3.4.3 – BMP 28: Portable Container Storage	● Clarified responsible parties must comply with state Dangerous Waste Regulations. ● Specified what kind of containers to use for liquid storage. ● Updated a series of BMPs listed previously as recommended in the 2019 Manual version, related to outside storage and secondary containment, to be required BMPs.

Volume 4, Chapter 3 – Management Section Name or BMP Name	2026 Final Changes Summary (from 2021 version)
Section 3.6.1 – BMP 32: Commercial Animal Care and Handling	● Updated types of businesses and agencies BMP applies to. ● Added reference to Seattle and King County Public Health's Pet Business Program for requirements in addition to Seattle's Stormwater Code. ● Updated required BMP elements including checking Seattle and King County Health regarding required maintenance, new connections to sanitary or combined sewer require City side sewer permits, requirements for covered and uncovered outside animal keeping areas, discharge requirements for washing and disinfecting outside animal handing areas, requirements for stockpiling manure. ● Updated recommended BMPs for disinfecting outside surface areas. ● Added required BMP element that washwater containing disinfectant is never allowed to infiltrate.
Section 3.6.4 – BMP 35: Cleaning and Maintenance of Pools, Spas, Hot Tubs, and Fountains	● Specified that owners and operators of water recreation facilities must also comply with State and local Public Health agency rules in addition to this manual's BMP. ● Clarified that discharge to a drainage system to be dechlorinated/debrominated to a "total residual concentration" of 0.1 ppm. ● Added additional items that the discharge water needs to be free of: sodium chloride, cleaning chemicals (which include but not limited to copper-based algaecides), suds, cleaning wastes. ● Added recommended BMP to maintain proper chloride levels, water filtration, and circulation to minimize need to drain structures.
Section 3.6.5 – BMP 36: Deicing and Anti-icing Operations for Airports and Streets	● Added airport taxiways and ramp/gate areas to list of areas where BMP applies. ● Clarified that the relevant NPDES permit is the Industrial Stormwater General Permit. ● Emphasized that chemicals must not enter the drainage conveyance system. ● Added clarification to increase the frequency of maintaining stormwater structures in areas where deicing and anti-icing activities occur on streets and highway

Volume 4, Chapter 3 – Management Section Name or BMP Name	**2026 Final Changes Summary (from 2021 version)**
Section 3.6.6 – BMP 37: Maintenance and Management of ~~Roof and Building Drains~~ Roofs/Building Surfaces at Industrial and Commercial Buildings	● Added PCB Assessment requirements. ● Updated required BMP elements to not allow washing roofs or sides of buildings unless the external materials surfaces have been determined to be without PCB-containing materials in accordance with Ecology guidance.
Section 3.6.8 – BMP 39: Maintenance of Public and Private Utility Corridors and Facilities	● Updated required BMP elements for work occurring in a vault with contaminants present and BMPs for preventing erosion of access roads or bare ground.
Section 3.6.9 – BMP 40: Maintenance of Roadside Ditches	● Clarified that ditches owned or operated by a state, city, town, county or other public body that is designed or used for conveying stormwater are included in the definition of MS4.
Section 3.6.10 – BMP 41: Potable Water Line Flushing, Water Tank Maintenance, and Hydrant Testing	● Updated required BMP elements that would allow potable water sources discharged to drainage systems. ● Added chlorine as an example of chemicals associated with water line flushing and water tank maintenance.
Section 3.6.23 – BMP 54: Streets and Highways	● Clarified what is considered a street.
Section 3.6.25 – BMP 56: Light Rail Washing	● Added new BMP that references S453 and S454 BMPs in the 2024 SWMMWW.

Volume 5 (Enforcement) of the Seattle Stormwater Manual – Summary of Changes

Volume 5	2026 Final Changes Summary (from 2021 version)
General	● No edits.

Appendices to the Seattle Stormwater Manual – Summary of Changes

Appendix Name	2026 Final Changes Summary (from 2021 version)
Appendix A – Definitions	● Refer to Stormwater Code Summary of Changes for code definition changes. ● Added table of contents for user ease. ● Added SMC references. ● Revised Appendix A definitions to match SMC changes where applicable. ● Added the following definitions ○ Dewatering ○ Dewatering, Construction Stormwater ○ Dewatering, Groundwater ○ Construction wastewater.
Appendix B – Additional Submittal Requirements	● Clarified how to calculate new plus replaced hard surface for a Subdivision or Short Plat when the Seattle Zoning Code does not include a maximum lot coverage (of structures) and when existing improvements are proposed to be retained. ● Added and clarified conditions under which a separate Preliminary Drainage Control Plan is not required with the MUP submittal for a lot boundary adjustment. ● Added a Modified LBA Drainage Adequacy Note #1 required for the recorded LBA plat if the lots are already fully developed and the existing buildings and improvements remain but the adjust lots does not have a public piped storm drain for potential mainline extensions if there is development in the future.

Appendix Name	2026 Final Changes Summary (from 2021 version)
Appendix C – On-site Stormwater Management Infeasibility Criteria	● Added reference to SMC Chapter 25.11 Tree Protection requirements for All BMPs. ● Revised the allowable distance of dispersion flowpath areas to septic system drainfields, reserve areas, and septic sewage tanks and distribution boxes. ● Added criteria that would make an infiltration BMP infeasible, specifically if it would threaten an existing or proposed structure based on a determination by a licensed professional, are not desired. ● Changed infiltration trench infeasibility criteria of underlying soil infiltration rate to less than 2 inches/hour. See revision to Volume 3, Section 3.2 for additional information. ● Added depth to the bottom of ponding infeasibility criteria for infiltrating and non-infiltrating bioretention facilities to address infeasibility of deep facilities. ● Added onsite list infeasibility criteria for Infiltrating and Non-infiltrating Soil Cell Bioretention. ● Updated minimum tree size requirements for deciduous tree trunks to be at least 2 inches in diameter and evergreen trees must be at least 5 feet tall. ● On-site List Infeasibility Criteria tables have been updated to reflect the Parcel-based Project list. ● Added clarity for bottom slope requirements for rain gardens and infiltrating bioretention facilities. ● Added infeasibility criteria if rain garden or infiltrating bioretention is located within ¼ mile of nutrient critical water body. ● Added clarity that permeable pavement is infeasible if hard surface is set of stairs or is a 6 foot long or less landing between stairs. ● Added reference to Green Factor Tree List and SDOT's Approved Street Tree list for determining if medium or large tree is infeasible. ● Provided clarity about infeasibility in the All BMPs section that are not applicable permeable pavement facilities and surfaces. ● Clarified Rain Garden and Infiltrating Bioretention infeasibility criteria based on right-of-way applications where the roadway has a slope of 8 percent or more. ● Added Soil Cell Bioretention infeasibility criteria based on bottom slope and ground level slope.

Appendix Name	2026 Final Changes Summary (from 2021 version)
Appendix D – Subsurface Characterization and Infiltration Testing for Infiltration Facilities	● Minor terminology edits.
Appendix E – Additional Stormwater Design Requirements	● Changed name of Appendix from "Additional Design Requirements and Plant Lists" to "Additional Stormwater Design Requirements". ● Updated Table E.1 to clarify that 10,-year, 24 hour design storm or peak flowrate for the 10-year recurrence flow can be used to calculate the length of a temporary level spreader, and a 25-year, 24-hour design storm or peak flowrate for the 25-year recurrence flow can be used to calculate the length of a permanent level spreader. ● Changed minimum allowable weir length from 0.5 inches to 0.25 inches. ● New Figure E.9. "Fat Pipe" Presettling Vault. ● New Figure E.10. Catch Basin/Maintenance Hole with an Extended Sump and a Baffle.
Appendix F – Hydrologic Analysis and Design	● Changed the land cover type from "wetland" to "Saturated or Wetland". ● Updated the step-by-step procedures for using different versions of MGSFlood when evaluating on-site BMP performance standards. ● Added reference to 2021 King County Surface Water Design Manual guidelines, Section 4.2.1 for backwater analysis methods. ● Moved HSPF to the category of “Other” continuous hydrologic models that may be used for project-specific situations.

Appendix Name	2026 Final Changes Summary (from 2021 version)
Appendix G – Stormwater Control Operations and Maintenance Requirements	● Added maintenance criteria: action is required when the cover/lid is not locatable or accessible and specifying that access holes must remain at grade and readily accessible at all times based on inspector experience (No.3, 4, 5, 13, 16, 17, 18). ● Clarified maintenance outcomes to specify reseeding/planting, aeration without damaging grid material for permeable pavement (No. 26). ● Expanded maintenance conditions to clarify that excessively tall grass requiring maintenance includes vegetation that impedes swale performance (No. 9) Added maintenance criteria: action is required when the cover/lid is not locatable or accessible and specifying that access holes must remain at grade and readily accessible at all times based on inspector experience (No.3, 4, 5, 13, 16, 17, 18). ● Clarified maintenance outcomes to specify reseeding/planting, aeration without damaging grid material for permeable pavement (No. 26). ● Expanded maintenance conditions to clarify that excessively tall grass requiring maintenance includes vegetation that impedes swale performance (No. 9). ● Expanded tree maintenance table.
Appendix H – Financial Feasibility Documentation for Vegetated Roofs and Rainwater Harvesting	● No edits.
Appendix I – Landscape Management Plans and Integrated Pest Management Plans	● No edits.

Appendix Name	2026 Final Changes Summary (from 2021 version)
Appendix J – Plant and Tree Lists *(new appendix)*	● Moved Plant Lists from Appendix E to new Appendix J. ● Added reference to Volume 3 minimum tree requirements for stormwater management. ● Added references to Green Factor and SDOT approved plant lists. ● Added Soil Cell Bioretention language throughout. ● Added "...Suitable for Bioretention BMPs" to plant list tables. ● Specify which trees are "features in Growth Rates and Performance of Trees in Silva Cells (Urban and Marritz 2016)." ● Added that the Tree Lists in the Plants and Trees for Bioretention section can also be used to select trees for OSM and Flow Control management. ● Added Figure J.1 to show bioretention planting zones.