

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercergov.org

Inspection Requests: Online: www.mybuildingpermit.com VM: 206.275.7730



WET SEASON GRADING RESTRICTION (OCTOBER 1 THROUGH APRIL 1) SEASONAL DEVELOPMENT LIMITATION WAIVER

DESCRIPTION

Land clearing, grading, filling, and foundation work are not permitted between October 1 and April 1 on lots considered as an Erosion, Potential Slide, or Steep Slope Hazard. A waiver to this seasonal development limitation may be granted if compelling justification is demonstrated and supported by a geotechnical evaluation of the site and proposed construction activities.

AFFECTED SITES

1. Sites subject to a Potential Slide, Erosion, or Steep Slope Hazard, or any areas with Critical Slopes and the land that extends 10 feet past the top and toe of the slope.
2. Any site that is considered by the Building Official or City Engineer to be subject to the seasonal development limitation.

See Mercer Island Landslide Hazard Map for more details

SUBMITTAL REQUIREMENTS

All required items must be completely and accurately filled out. Once the application has been reviewed by the building official, you may be asked to provide some, if not all the materials found in the "Required as Needed" column.

You may apply for the waiver while you are applying for a building permit if you believe that you will be constructing during the wet season.

Required	Required as Needed
A. Development Application Form	A. Storm Detention Design and Hydrology Report
B. Letter to the Building Official Requesting the Waiver	B. Survey
C. Geotechnical Report	C. Tree Inventory
D. Working Drawings	D. Permanent Site Restoration Methods
E. Construction Schedule	E. Soil Removal Evaluation
F. Erosion Control Plan	F. Hillside Support
G. Emergency Procedures	G. Soil Disposal
H. Emergency Contact Information	H. Liability Insurance
	I. Performance Bond or Assign of Funds Account
	J. Site Reports.
	K. Additional Information as determined by the Building Official or City Engineer

See building definitions section for more details on submittal items

APPEALS

Appeals of a seasonal development limitation waiver decision can be made to the Hearing Examiner. There is a process for filing an appeal with the Hearing Examiner, which normally takes up to 45 days. Refer to MICC Chapter 19.15.010.

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SEASONAL DEVELOPMENT EMERGENCY CONTACT

PLEASE POST THIS INFORMATION ON SITE

Emergency Procedures

Mercer Island Municipal Code Section 19.07.020

CONTACTS

Contractor Name: Hector Mendoza / C Swift Construction Phone # 509-307-0275
Contractor Email: cswiftconstruction@gmail.com
Site Superintendent Name: Hector Mendoza Phone # 509-307-0275
Site Superintendent Email: cswiftconstruction@gmail.com
Excavation Sub-Contractor: Hector Mendoza / C Swift Construction Phone # 509-307-0275
Excavation Sub-Contractor Email: cswiftconstruction@gmail.com
Owner Name: Home-Link Capital Phone # 206-265-0810
Owner Email: adisoncui@outlook.com

Describe the actions required to be taken on site in the event of a natural or man-made disaster such as a landslide or erosion-control problem:
Please refer to the attached list of recommended immediate actions in emergency events that must be taken the project/site contractor.

CITY OF MERCER ISLAND CONTACT INFORMATION

After Hours: Call Police Non-Emergency 1.425.577.5656
During Regular Hours: 8:30 am – 5:00 pm
Development Services Ground (DSG) 206.275.7605
Public Works Department 206.275.7608
Police 206.275.7610
Fire 206.275.7607

EMERGENCY: CALL 911

Recommended Immediate Actions In Emergency Events

The Site Contractor must take the following recommended immediate Actions in the event of a natural or man-made disaster such as a landslide or erosion control failure:

Immediate Emergency Response

- **Ensure life safety first.** Evacuate all personnel from unsafe areas and secure the site perimeter to prevent access by unauthorized persons. Notify emergency responders (call 911) and contact the City of Mercer Island for emergency inspection.
- **Activate Emergency Action Plan (EAP).** Contractors with 10 or more workers must maintain a written EAP under OSHA 29 CFR 1910.38, which defines evacuation procedures, communication methods, emergency contacts, and responsibilities of key personnel.
- **Establish a communication system.** Notify project managers, subcontractors, and relevant authorities. Ensure backup communications (e.g., two-way radios) if power or cell networks fail.

Containment and Site Stabilization

- **Assess and isolate hazards.** Conduct a quick geotechnical or visual assessment to determine slope failure extent and identify unsafe zones. Temporarily block water flow, debris, or slide material if safe to do so.
- **Implement temporary controls.** Use measures like riprap, soil nails, slope blankets, turbidity barriers, drainage channels, and concrete block walls to prevent further land movement or sediment discharge.
- **Control erosion and sediment transport.** Follow site-specific erosion and sediment control plans (TESC or CESCL certification required in WA/OR). Replace damaged BMPs such as silt fences or filter socks immediately and document all repairs.
- **Document damage.** Capture drone or photo evidence for future regulatory review and insurance purposes, a step recommended in environmental response protocols.

Recovery and Regulatory Compliance

- **Coordinate with local and state agencies as needed.** Obtain emergency repair permits for structural stabilization, earthwork, or utility restoration efforts.
- **Conduct environmental and water quality monitoring.** Develop and execute water quality and drainage management plans to mitigate downstream impacts as required under stormwater regulations.
- **Engage professional engineers for remediation design.** Firms experienced in landslide repair can mobilize crews for slope stabilization and soil reinforcement within 24–48 hours after assessment.
- **Revise the erosion and safety plans.** Update site plans to address the causes of failure and integrate lessons learned into the site's health and safety program for future incidents.