#B009
ROCKERIES

When Is A Permit Required?
A building permit is required for all upland rockeries over four feet in height. Rockeries less than four feet in height do not require a permit unless:

1. The rockery is located in an environmentally sensitive area or otherwise required due to land use restrictions. For more information contact a planner at 206-780-3770.
2. The rockery supports a surcharge such as a driveway, building footing, etc,

What is a Surcharge?
A surcharge is any load imposed on a retaining wall. A wall at the bottom of a steep slope or a parking area adjacent to a retaining wall both provide loads on a wall. See figure below.

When is an Engineer Required?
Rockeries up to 6’ in height may be constructed per the standard shown on page 2. Rockeries over 6-feet in height must be designed by a Washington State licensed engineer or architect to ensure stability against overturning, sliding, excessive foundation pressure and water uplift.

What Else Should I Know?
- Even when rockeries do not require a permit, rockery installers are advised to follow the rockery design principles outlined in this publication. (See page 2)
- Permit applications for rockeries must include a site plan showing the location of the rockery and a cross section of the rockery showing the proposed design details.
- If your site has unstable soil conditions, your project may require review by our Development Engineer.
- Verify the location of all utilities before starting work. Call before you dig. 1(800)424-5555.
- Consult the Planning Division at Bainbridge Island City Hall to confirm your setbacks or other zoning regulations related to shorelines or critical areas.
- All development within 200’ of ordinary high water requires the submittal of a Shoreline Substantial Development Exemption prior to the submission of a building permit.

Still Have Questions?
Contact us at (206)780-3750 or email pcd@bainbridgewa.gov.

City of Bainbridge Island Planning and Community Development
280 Madison Ave. N.
Bainbridge Island, WA 98110
www.bainbridgewa.gov
UPLAND ROCKERY and SHORELINE BULKHEAD
Prescriptive Design and Installation Standard

The city may require that any rockery be designed by a licensed soil engineer, especially in soil-sensitive areas.

Min. 4" diameter perforated drain tile to an approved discharge
Upland wall only

Max. Rockery Height 6'0"

Finished Grade

Ground level

12"

1'0"

2'0"

3'0"

4'0"

5'0"

6'0"

Maximum Rockery Height 6'0"

Upper Course 2 man rocks or larger, see description on back.

Min. 12" layer of drainage material ranging from coarse (1-1/2") to fine (3/8”).

Approved filter fabric

Min. 4" diameter perforated drain tile to an approved discharge
Upland wall only

Specify rock sizes

Blacktop or impervious soil for surface drainage.

Max. 3' rise in 8' finished grade.

Washed granular drainage material

Undisturbed soil (not fill)

Min. 12" layer of drainage material ranging from coarse (1-1/2") to fine (3/8”).

Min. 4" diameter perforated drain tile to an approved discharge
Upland wall only

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