



# #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?

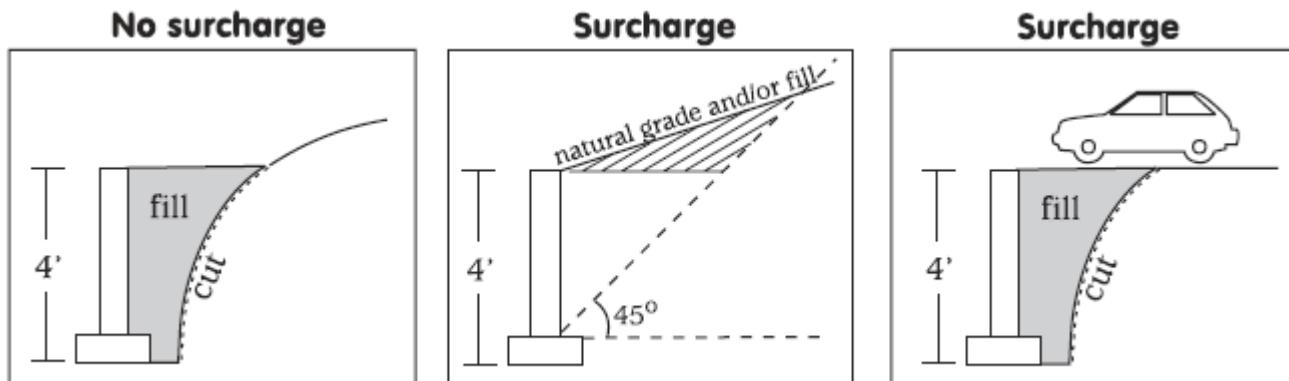
- Even when rockeries do not require a permit, rockery installers are advised to follow the

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](mailto:pcd@bainbridgewa.gov).



# UPLAND ROCKERY and SHORELINE BULKHEAD

## Prescriptive Design and Installation Standard

