



CITY OF CHELAN

P.O. BOX 1669
135 E. JOHNSON ST.
CHELAN, WA 98816
(509)682-8017
(509)682-8050 (FAX)

MANUFACTURED HOME INSTALLATION PERMIT APPLICATION

In order to process and review permit applications in a timely fashion, the documents and document descriptions listed on the following sheets are the minimum requirements necessary for permit submittal and review. The more information that is supplied, the easier it will be to review the project. **Failure to submit the required information will cause undue delay in the permit review process and, failure to include any of the documents or information listed will result in the City's being unable to accept the Building Permit Application.** If you should have any questions regarding the minimum requirements of submittal, please call the Building Department at (509)682-8017 prior to bringing the submittal package to the City.

CITY OF CHELAN

SUBMITTAL REQUIREMENTS MANUFACTURED HOME INSTALLATION

Manufactured homes are permitted in the City of Chelan in all zoning districts provided the manufactured home has a total floor area of at least seven hundred twenty square feet and has a minimum width of not less than seventeen feet and the entire length thereof is placed on a permanent foundation. Manufactured homes shall also meet all other applicable regulations of the Chelan Municipal Code.

The following items must be provided in order to properly apply for a manufactured home installation permit. ***Plans and application must be returned to applicant if information is incomplete.*** The applicable department director may require additional information or materials when necessary to augment a permit application.

I. DOCUMENTS AND/OR INFORMATION:

- A. Permit Application Form.
- B. Copy of Washington State Contractor's License.
- C. Copy of manufactured home certified installer's card.
- D. Legal Description.
- E. Environmental Checklist: Required if site contains a wetland, floodplain, lake, or other resource.
- F. Critical Areas special studies may be required for any/all of the following:
 - 1. Flood hazards.
 - 2. Landslide hazards
 - 3. Steep slope hazards
 - 4. Wetlands

II. PLANS AND DRAWINGS:

- A. **Format** - All drawings submitted, except site plans, shall conform to the following requirements:
 - 1. Sheet size - 8-1/2"x11" or 11"x17" or 18"x24" or 24"x36" or 30"x42"
 - 2. Scale
 - a. Unless site size dictates a different scale, site drawings shall be 1"=20' or 1"=30'.
 - b. Architectural plans shall be 1/4"=1' unless impractical.
 - 3. North arrow - all drawings shall include a north arrow

B. DESCRIPTION OF SUBMITTAL DRAWINGS

1. Site Plan

- a. Three (3) copies required. Indicate scale by bar graph.
- b. Property lines: Show the location and dimensions.
- c. Streets and alleys: Show location, name or number of all streets and alleys adjacent to the site.
- d. Easements: Show the location for all existing and proposed utility, drainage, native growth protection and access easements and/or private roads; draw to scale and accurately dimension.
- e. Existing and proposed structures: Show location, dimension and use of all existing and proposed buildings and structures on the site; show distances to property lines.
- f. Land use code setbacks: Show front, side, rear and street setbacks (if applicable). Designate which are the front, side and rear property lines.
- g. Walls and fences: Indicate location, length and height.
- h. Driveways and parking: Show location of on-site parking and driveways, and finished slope of driveways.
- i. Indicate all existing and proposed retaining structures and/or rockeries. Show maximum heights.

2. Foundation

- a. Foundation: Show foundation plan, shape, all dimensions; include height(s) and all connections. Provide a typical foundation section of the foundation system.
- b. Show placement of reinforcement.
- c. Crawl Spaces: show location and size of all vents, access size and location.
- d. Show placement of tie-downs, a minimum 8' from each end and 12' off center.
- e. Retaining Walls: Retaining structures in excess of 4' in height require engineered design with calculations. Retaining walls in excess of three feet in height shall meet all required setbacks for structures.
- f. Engineered Foundation: Stamped engineered plans with calculations are required for nonconventional foundation systems and/or sites with special soil conditions.

3. Skirting Plans

- a. Show a cross section of a typical skirting. Call out material types and thicknesses..
- b. Show if skirting is to below grade or above grade.
- c. Show connection to mobile home and foundations..

4. Landings

- a. There shall be a floor or landing on each side of a door.
- b. Landing height must be within 1" of the threshold. This may be increased to 8" if the door does not swing out over the landing. A screen or storm door may swing out over a landing.
- c. Landings are required at the top and bottom of stairways, minimum dimensions 36"x36".
- d. Show landing at each exit.

5. Stairs

- a. Headroom - 6'8" required, measured vertically from tread of nosing to soffits, headers, etc.
- b. Dimensions - Width 36" minimum, Rise 4" minimum to 8" and Run 9" minimum.
- c. Handrails - required if there are 4 or more stair risers, installed 34"-38" above the nosing of the treads, at least 1-1/2" away from a wall, and the ends shall be returned or shall terminate in newel posts or safety terminals.
- d. Show stairs at each exit.
- e. The handgrip portion of handrails shall be not less than 1-1/4" or more than 2" in cross-sectional dimension, or the shape shall provide an equivalent gripping surface.

6. Guardrails

- a. Location - required on all open sides of decks and stairs more than 30" above grade.
- b. Height - 36" minimum height.
- c. Spacing - open guardrail shall have intermediate rails or posts or an ornamental pattern such that a sphere 4" in diameter cannot pass through.

7. Materials

- a. Nails and screws must be corrosion resistant.
- b. Lighting shall comply with the Dark Sky Ordinance.

8. Decks/Roofs in conjunction with mobile homes

A separate permit is required for construction, replacement, relocation, addition or alteration of any deck:

- a. With a roof; or
- b. Over a basement or story below; or
- c. More than 30" above grade.

When applying for a permit, the following must accompany your application:

1. 2 site plans on 8-1/2"x11" paper or larger.
2. 2 sets of plans which include:
 - _ plan view (from above)
 - _ elevation view (from the side, front or both)
 - _ section view (a view through the middle)
 - _ framing plan (show foundation, beams, joists)
 - _ roof plans (if applicable)
3. Construction details, including connections.
 - _ Connection may be nails, but sometimes other hardware is necessary.

Our plans examiners look for a line of connection from the ground to the roof. If this deck could be built by anyone who looks at your plans without any further information, the plans are probably complete.

9. Guardrails for decks

- a. Location - required on all open sides of decks and stairs more than 30" above grade.
- b. Height - 36" minimum height.
- c. Spacing - Open guardrail shall have intermediate rails or posts or an ornamental pattern such that a sphere 4" in diameter cannot pass through.

10. Materials

- a. Nails and screws must be corrosion-resistant.

If you plan to make alterations to your mobile home, you must obtain a permit from the Washington State Department of Labor and Industries, Wenatchee, WA, (509) 663-9713.

11. Garages

- a. A separate permit is required for garages or carports.
- b. Attached or freestanding private garages, carports or combinations thereof may not exceed fifty percent (50%) of the floor area of the principal structure, including the basement area. All single-family residences, regardless of size, are allowed a minimum nine hundred and sixty (960) square foot private garage, carport or combination thereof. See Chelan Municipal Code for further information.

12. Setbacks

Residential Single Family Zone:

front yard: 25 feet; rear yard: 20 feet; side yards: 5 feet

Multi-Family Residential Zone:

front yard: 20 feet; rear yard: 20 feet; side yards: 5 feet

PLEASE REFER TO THE UNIFORM BUILDING CODES, CURRENT EDITION AND CITY OF CHELAN ORDINANCES FOR CODE REQUIREMENTS.

MANUFACTURED HOME OWNERS

NEW LAW BEGINNING JULY 1, 1995

Beginning July 1, 1995, building permits for installing manufactures homes in Washington State must contain the name and certification number of the installer.

Ask your dealer for this information.

One certified installer with a certification number must be in site whenever installation work is being done.

Installation work is:

- Assembling forms for concrete;
- Installing supports, piers, anchors and tie-downs;
- Set-Up;
- Skirting;
- Connection to on-site sewer and water; and/or
- Extending the hot water pressure relief valve/drain.

If several certified installers are involved in the installation, all their names and certifications numbers must be on the building permit.

A certificated install is not required to be present for:

- Site preparation (excavating, grading, etc.);
- Plumbing (you will need a licensed plumber for more than simple connections);
- Electrical work (you will need a licensed electrician);
- Accessory decks, carports and garages (you will need a permit from the local Building Department);
- Pouring concrete into forms;
- Dry wall, painting, finishing trim; and/or
- Carpet installation,

If the home is being altered from its original factory condition, an alteration permit from the Washington State Department of Labor and Industries is required. A homeowner may personally install their own home without being certified.

The maximum fine for noncompliance with the new certification requirement is \$1,000.

Questions? Ask you local Building Department, or call Nancy Hanna, Office of Mobile/Manufactured Housing (360) 586-2169.

| | | |
|--|--------------------------|--|
| CITY OF CHELAN BUILDING PERMIT APPLICATION DEPARTMENT OF CODE ADMINISTRATION P.O. BOX 1669 135 E. JOHNSON CHELAN, WA 98816 (509) 682-8017 or (509) 682-8050 (FAX) | | DATE APPLIED |
| | | PERMIT NO. |
| JOB SITE ADDRESS | | JOB SITE PHONE |
| LEGAL DESCRIPTION | | PARCEL NO. |
| NATURE OF WORK | | LABOR AND MATERIALS \$ |
| TYPE OF CONSTRUCTION: <input type="checkbox"/> New Commercial <input type="checkbox"/> Commercial Alteration <input type="checkbox"/> Commercial Addition <input type="checkbox"/> Mobile Home <input type="checkbox"/> New Residential <input type="checkbox"/> Residential Alteration <input type="checkbox"/> Residential Addition <input type="checkbox"/> Other <input type="checkbox"/> Multi-Family <input type="checkbox"/> Tenant Improvements <input type="checkbox"/> Foundation <input type="checkbox"/> Demolition Sq. Ft. _____ Start Date _____ Disposal Site _____ | | |
| APPLICANT'S NAME: | | TELEPHONE: |
| | | DAY (____) _____ |
| MAILING ADDRESS: (STREET, P.O., CITY, STATE, ZIP) | | CELL(____) _____ |
| OWNER'S NAME: | | TELEPHONE: |
| | | DAY (____) _____ |
| MAILING ADDRESS: (STREET, P.O., CITY, STATE, ZIP) | | CELL(____) _____ |
| CONTRACTOR'S NAME: (copy of contractor's registration card required): | | TELEPHONE: |
| | | DAY (____) _____ |
| MAILING ADDRESS: (STREET, P.O., CITY, STATE, ZIP) | | CELL (____) _____ |
| CONTRACTOR'S LICENSE NO. | LICENSE EXPIRATION DATE: | CITY BUSINESS LICENSE NO. (REQUIRED) |
| ARCHITECT/DESIGNER'S NAME: | | TELEPHONE: |
| | | DAY (____) _____ |
| MAILING ADDRESS: (STREET, P.O., CITY, STATE, ZIP) | | CELL (____) _____ |
| LENDING AGENCY NAME: (RCW 19.27.095) | | TELEPHONE: |
| | | DAY (____) _____ |
| MAILING ADDRESS: (STREET, P.O., CITY, STATE, ZIP) | | CELL (____) _____ |
| <input type="checkbox"/> Sewer <input type="checkbox"/> Septic <input type="checkbox"/> New <input type="checkbox"/> Existing | | Within 200 ft. of: ____ Lake ____ Stream |
| I hereby certify that I will pay all fees as required by law. I also hereby certify under penalty of perjury under the laws of the State of Washington that the above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision. | | |
| _____ Date Submitted: _____ | | _____ Date Submitted: _____ |
| Applicant Signature | | Authorized Agent Signature |
| Print Name _____ | | Print Name _____ |
| Place Where Signed: _____, WA | | Place Where Signed: _____, WA |

METER INSTALLATION ORDER FORM

OWNER/AGENT:

Acct. No.

Name:

Phone:

Service Address:

Parcel #:

Billing Address:

Size of Meter: 5/8"x3/4" 1" 2" Other

Stand-by Fire Service Connection: No Yes, size _____

Requested Date of Installation:

Date of Order:

Receipt No.

Amount: \$

UPON COMPLETION OF METER INSTALLATION, WATER SERVICE CHARGES WILL COMMENCE.

Signature of Owner/Agent:

PUBLIC WORKS

Date of Installation:

Names of Personnel:

Utility Locate: Yes No

Utility Locate ID#:

By:

Meter ID:

Sequence #:

Beginning Reading:

Meter Box Type: Single Double

Size of Tap:

Size of Main:

Depth of Main:

Distance from Meter to Main:

Account Type:

Booster Pump:

Account Area:

Pressure Zone:

SEWER: City Septic

GARBAGE: City Zippy

Comments: (Make Detailed Sketch of Installation on Back)

CITY HALL

Master Record Completed:

Date:

Utility Billing Clerk:

**CITY OF CHELAN
CRITICAL AREAS REVIEW CHECKLIST**

Completion of this environmental review checklist shall be required prior to any development or other alteration in or within 250' (two hundred and fifty feet) of any known or potential Critical Area in the City of Chelan or its UGA. An application submitted for any use or activity requiring a permit shall not be considered complete until this form has been completed, signed and placed in the project file. This checklist is not a substitute for an Environmental Checklist required under SEPA.

GENERAL INFORMATION—to be completed by the applicant when this checklist is submitted

| | | |
|---|--------|--------|
| Applicant | | |
| Name: | | |
| <input type="checkbox"/> Landowner <input type="checkbox"/> Owner's agent. If agent, landowner's name: | | |
| Address: | | |
| City: | State: | ZIP: |
| Phone: | FAX: | Email: |
| Site | | |
| Address: | | |
| Parcel Number(s): | | |
| Zoning District: | | |

Brief description of project:

Please attach any information that will assist the City in its preliminary evaluation of the proposed alteration.

I hereby certify that I will pay all fees, if any, as required by law. I also hereby certify under penalty of perjury under the laws of the State of Washington that the above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Applicant Signature _____ Date Submitted: _____

Print Name _____

Place Where Signed: _____, WA

FOR OFFICIAL USE ONLY

FINDINGS AND STUDY REQUIREMENTS—to be completed by the Administrator based on his or her preliminary evaluation

Administrator’s findings based on Preliminary Evaluation:

- (A) The proposed alteration is not located in or in such proximity to a Critical Area defined by Chapter 14.10 that it poses a threat to proposed development or to the health or safety of humans or the environment of the subject property or adjacent properties. No further study is required at this time.
- (B) The proposed alteration is in or adjacent to a Critical Area and is exempt from the requirements of the Critical Area Ordinance (Chapter 14.10). Nature of Exemption and code section:

-
- (C) The proposed alteration is located in or adjacent to, or includes project actions that may affect, one or more Critical Areas, as indicated below:

- Wetland
- Critical Aquifer Recharge Area
- Fish and Wildlife Habitat Conservation Area
- Geologically Hazardous Area
- Frequently Flooded Area

Information source(s) used by the Administrator in his or her preliminary evaluation:

- City of Chelan generalized Critical Areas map
- Wetland map based on the NWI
- SWAP map
- PHS Maps or other maps based on current PHS data
- The Flood Insurance Study for the City of Chelan*
- Chelan County Soil Survey*
- Seismic Design Category Map for Residential Construction in Washington, Sheet 2*
- Other

The Administrator requires that the following information be provided:

- Critical area study for Wetlands
- Wetland identification and delineation
- Critical area study for Critical Aquifer Recharge Areas
- Hydrogeologic evaluation (required as part of Critical Area Study if the applicant is requesting that the City declassify or reclassify a specific area designated as a Critical Aquifer Recharge Area)
- Critical area study for Fish and Wildlife Habitat Conservation Areas
- Critical area study for Geologically Hazardous Areas

Note: no Critical Area Study is required for Frequently Flooded Areas; however, all development in such areas requires compliance with the City’s Flood Hazard Areas provisions (Chapter 15.10, CMC)

continued on next page

CHECKLIST DOCUMENTATION—to be completed by the Administrator and signed by the Administrator and the applicant when all required information has been submitted and any permit conditions have been determined.

- Documentation of preliminary evaluation is attached
- Documentation of Administrator’s findings supporting any exemption, exception, or waiver is attached
- Any required information (e.g., Critical Area Study) is attached
- Any permit conditions, including but not limited to requirements for mitigation, monitoring and reporting, or buffers, are attached

For the City of Chelan:

The attached information, including any required Critical Area Study, Administrative findings, and permit conditions, satisfies the intent of Chapter 14.10 related to the protection of Critical Areas, public and private property, and the public health, safety, and welfare.

Name: _____ Date: _____

Title: _____

Owner/Applicant: The information provided is the best information available concerning the location of Critical Areas as defined by Chapter 14.10. The proposed alteration and the mitigation proposed will, to the greatest extent possible, protect Critical Areas, public and private property and the public health, safety, and welfare.

Name: _____ Date: _____

Title: _____

CITY OF CHELAN
SENSITIVE AREAS REVIEW CHECKLIST - SENSITIVE AREAS ORDINANCE
(Chapter 14.10 Chelan Municipal Code)

Signature required on reverse side

All applicants for development proposals including Commercial or Residential Building Permits, Planned Development, Shoreline Substantial Development Permits, Variance or Conditional Use Permit or approval, shall complete this Environmental Review Checklist as a part of the permitting process. An application submitted for any of the permit activities above shall not be considered complete until this form is completed, signed and placed in the project file.

Applicant Name: _____

Address: _____

Phone Number: _____

Project Description: _____

Project Location: _____

PLEASE CHECK ONE:

A) This development proposal is not located in or in such proximity to a sensitive area defined by Chapter 14.10 so that it poses a threat to the development proposal or to the health or safety of humans or the environment of the subject property or adjacent properties. No further study is required at this time.

B) This development proposal is in or adjacent to a sensitive area and is exempt from the requirements of the Sensitive Area Ordinance (Chapter 14.10).

Nature of exemption: _____

Code Section: _____

C) This development is located in or adjacent to a sensitive area or includes project actions that may affect aquifer water quantity or quality as indicated below:

- Geologically hazardous area
- Wetland area
- Critical aquifer recharge area (specific projects)
- Fish and Wildlife conservation area
- Frequently flooded areas

Information Source: PHS Maps FIRM Maps Licensed engineer Biologist
 Sensitive Areas Maps SCS Maps

The City Official requires that the following information be provided (Section 14.10.050 City of Chelan Sensitive Areas Ordinance):

- | | | |
|--------------|--------------------------|---|
| Wetlands | <input type="checkbox"/> | wetland rating-DOE four tier system |
| | <input type="checkbox"/> | field delineation |
| | <input type="checkbox"/> | scaled map |
| | <input type="checkbox"/> | overview of methodology for study |
| | <input type="checkbox"/> | assessment of potential impact (by biologist) |
| Aquifer | <input type="checkbox"/> | hydrogeologic site evaluation |
| Recharge | <input type="checkbox"/> | soil characteristics and geology |
| Areas | <input type="checkbox"/> | depth to ground water |
| | <input type="checkbox"/> | aquifer properties |
| | <input type="checkbox"/> | groundwater quantity and quality |
| | <input type="checkbox"/> | potential for contamination |
| | <input type="checkbox"/> | best management practices program |
| Geologically | <input type="checkbox"/> | soil, geologic, hydrologic, conditions of site |
| Hazardous | <input type="checkbox"/> | map with contour intervals of five feet |
| Areas | <input type="checkbox"/> | location of slopes greater than 15% |
| | <input type="checkbox"/> | address safety and stability of structures |
| | <input type="checkbox"/> | address appropriate design and development measures |
| Frequently | <input type="checkbox"/> | establish location of site in relation to flood zones |
| Flooded | | |
| Areas | | |

The information provided is the best information available concerning the location of sensitive areas as defined by Chapter 14.10. This development proposal and the mitigation proposed will, to the greatest extent possible, protect the sensitive area, public and private property and the public health.

For the Development Proposal: _____ Date: _____
(Applicant) Signature

The attached information and proposed mitigation measures satisfy the intent of Chapter 14.10 related to the protection of sensitive areas, property and the public health.

For the City of Chelan: _____ Date: _____
(Planning Director) Signature

Cross Connection Control Survey

1) Property Type? Residential Physical Address _____

Commercial Business Name _____ Physical Address _____

2) This meter serves? Homes How many? ____ Buildings How many? ____

3) Do you have (Check all that apply)

- Swamp Cooler Hot Tub Swimming pool
- Jacuzzi Underground Sprinkler System Drip irrigation system
- Greenhouse Solar system Utility sink with threaded faucet
- Fire sprinkler Ghost pipes (unidentified piping) Waterbed

4) Do you use (Check all that apply)

- Antifreeze flush kits Insecticide sprayers (that attach to a garden hose)
- Darkroom equipment Portable dialysis machine

5) Do you have a bathtub that fills from the bottom, or does not have an overflow drain and it not air gapped? Yes / No

6) Do you have a water softener or any other treatment system connected to your drinking way supply? Yes / No

7) Do you have an auxiliary water supply on your premises Yes / No

8) Do you have livestock and use a water trough? Yes / No

9) Is your home or building elevated above your water meter? Yes / No

10) Does a creek, river, or spring run near your property? Yes / No
If yes, do you pump or draw water from this source? Yes / No

11) Do you have a booster pump, well pump, or any other type of water pump?

12) Do you receive irrigation water from a different source? Yes / No

13) Do you have a backflow preventer on your property now? Yes / No
Where _____

14) Do you have any situation that you are aware of that could create a cross connection? Yes / No

15) Do you have any other water-using equipment on your property not mentioned above? Yes / No

Comments: _____

Print Name

Phone

Signature

Date

Mailing Address _____



Public Works Department

50 Chelan Falls Road
Chelan, Washington 98816

(509) 682-8030
Fax (509) 682-8035

Sewer Grinder Pumps and New Construction

The neighborhood where you are building is serviced by a sewer Low Pressure Force Main (LPFM). Each residence along the force main must be equipped with a sewer grinder pump. As the name implies, this device grinds up domestic sewage and pumps it to the LPFM.

The LPFM was designed with regard to the pumping characteristics of a particular type of grinder pump. The following list is not all inclusive of suppliers of these pumps;

| | | | |
|-------------------|--------------|-------------|---------------------|
| Correct Equipment | 425-869-1233 | Redmond | E-One GP2000 series |
| HD Fowler | 509-886-8804 | E Wenatchee | Hydramatic GPD |
| United Pipe | 509-662-7128 | Wenatchee | _____ |

The homeowner must submit documentation depicting the pumping characteristic of whatever grinder pump he intends to install. Public Works has final approval authority on grinder pump selection.

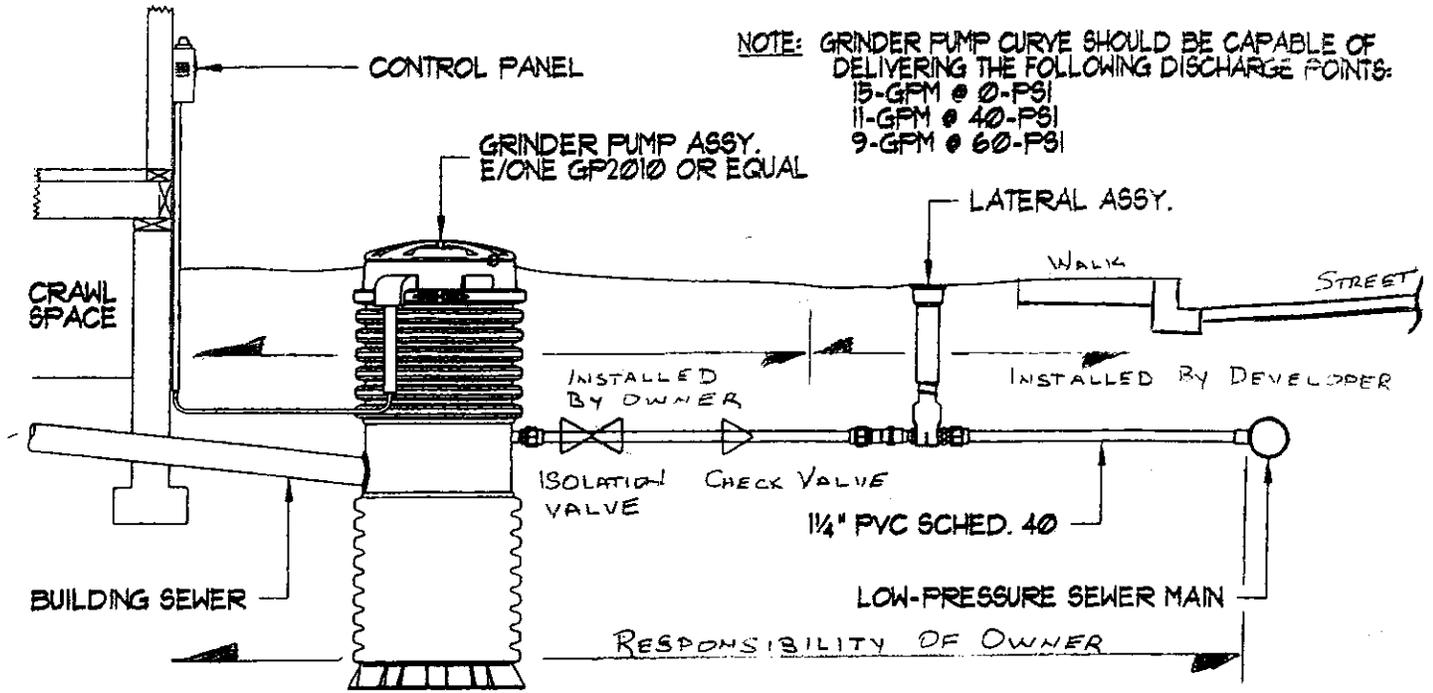
The Washington State Department of Ecology recommends that grinder pump installations allow enough on-site storage for a 24 hour power outage, or that the pump be equipped with electrical connections to enable powering the pump from a suitable portable generator. Statistically, the average daily sewer flow for a single family residence in Chelan is approximately 225 gallons.

A combination check valve / isolation valve on your lateral line near the street keeps sewage from backing up into your line. A second check valve and separate isolation valve must be installed at or near the grinder pump for additional protection. These may be incorporated within the grinder pump / tank assembly.

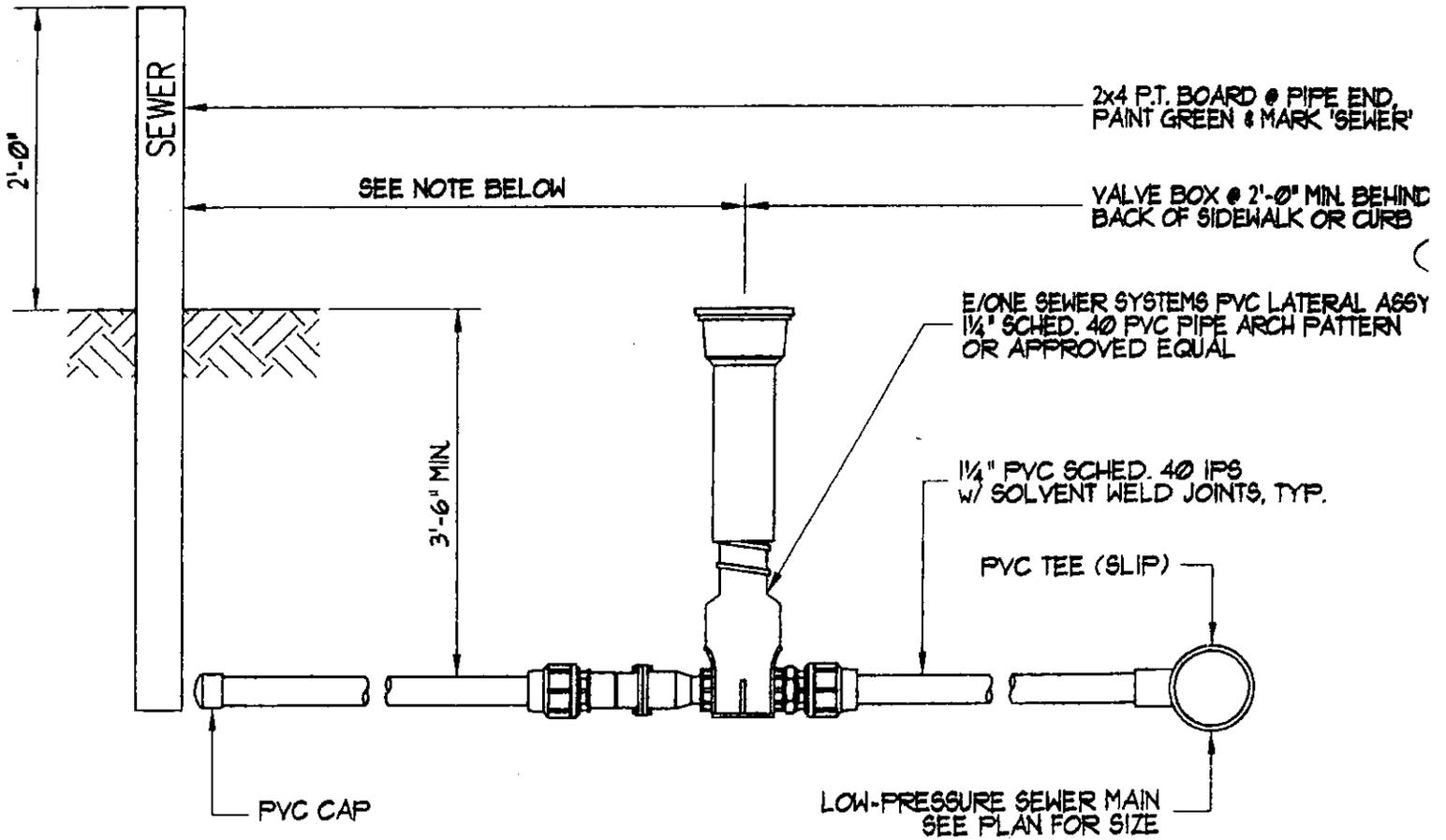
Electrical code requires a service disconnect be provided for the grinder pump. The disconnect box shall be labeled "SEWER PUMP" in minimum one inch block letters and must be visible from the grinder pump. The disconnect box shall be readily accessible.

The homeowners building site plan shall include the location of all the items mentioned herein. The homeowner / builder shall include pump manufacturer's data sheets with the building permit application.

Note that although Public Works is approving the configuration of the sewer pump, lateral line and valving on the homeowner's property, responsibility for installation, operation and maintenance of these rests with the homeowner.



TYPICAL LOW-PRESSURE SIDE SEWER CONNECTION



NOTES: ALL PVC PIPE AND FITTINGS, EXCEPT VALVE ASSEMBLY, SHALL BE SCHEDULE 40 IRON PIPE SIZE WITH SOLVENT WELD JOINTS.

EXTEND SIDE SEWER BEYOND LATERAL ASSEMBLY AS SHOWN ON PLAN: TO RIGHT-OF-WAY LINE OR 5'-0" MINIMUM WHERE COMMON UTILITY TRENCH EXISTS.

LOW-PRESSURE SIDE SEWER

NO SCALE

January 2007

Public Works requires a driveway profile be provided with new building permit applications. City standards allow a maximum of 18% grade on a **single family driveway**. Grade is calculated by dividing the vertical rise by the horizontal run. Examples of the MAXIMUM grades could be:

$$18 \text{ ft vertical} / 100 \text{ ft horizontal} = 18\% \quad \text{OR} \quad 9 \text{ ft vertical} / 50 \text{ ft horizontal} = 18\%$$

The profile should be a section view looking sideways into the length along the centerline of the driveway. The profile should be drawn to a common engineering or architectural scale, for example 1"=10' or 1/8"=1'. Elevations may be absolute or relative. The important information is the net difference in elevation along the length of the driveway.

Often, driveway profiles are drawn with a straight line between the edge of the roadway asphalt or sidewalk directly to the garage entrance. In reality, most driveways are built with transitional sections from the roadway asphalt or back of sidewalk into the driveway slope, and then again onto a "landing" in front of the garage. These transitions reduce the sharp vertical angle points which could cause a passenger car's undercarriage to drag. When possible, most driveway landings at the garage slope AWAY from the garage at 1% - 2% to help keep rain runoff out of the garage.

Public Works or the Building Department may require the builder to stake out driveway and/or garage slab elevations to enable a visual confirmation of feasibility. When so required, the staking shall be maintained throughout the foundation phase of construction. The following examples show uphill and downhill driveways, absolute and relative elevations, and different length landings outside the garage. Every house will likely have a unique situation. If you've further questions, please contact Public Works at the number above.

