PORT OF TACOMA
TACOMA, WASHINGTON
W. SITCUM BLDGS. 900, 700, 975, 575 AND 75 ROOF REPLACEMENTS

PROJECT NO. 201062.04
CONTRACT NO. 071126

Appendices A Part 2-E

Trevor Thornsley, P.E.

Director, Engineering

Elly Bulega, P.E.

Project Manager

END OF PROJECT TITLE PAGE

PROCUREMENT AND CONTRACTING REQUIREMENTS

SPECIFICATIONS

APPENDIX A

HAZARDOUS BUILDING MATERIALS INVESTIGATION REPORT

SAFE ENVIRONMENT OF AMERICA, INC. dba
MED-TOX NORTHWEST

October 23, 2018

Mr. Lee Davenport
Helix Design Group, Inc.
6021 12th Street East, Suite 201
Tacoma, Washington 98424

Subject: Port of Tacoma Building 900 Roof Replace
Hazardous Building Materials Investigation
Tacoma, Washington
Med-Tox Northwest Project No. A-8772.4

Dear Lee;

Med-Tox Northwest performed a limited asbestos and hazardous building materials (HBM) survey of Port of Tacoma Building 900 located at the Port of Tacoma in Tacoma, Washington. The investigation was performed on September 17, 2018 and was limited to the roof system which is scheduled for replacement.

The purpose of the investigation was to assist the Port of Tacoma with communicating the presence and location of lead hazards and the presence, location, and quantity of asbestos–containing materials to employees and contractors working on the roof replacement project. It was also performed to meet the requirements for an asbestos survey by Puget Sound Clean Air Agency (PSCAA) and a good faith inspection as required by Washington State Department of Labor and Industries' Division of Occupational Safety and Health (DOSH) regulation Washington Administrative Code (WAC) 296-62-077 prior to renovation.

As required by WAC 296-62-077 and PSCAA Regulation III, Article 4, an Asbestos Hazard Emergency Response Act (AHERA) accredited building inspecter performed the survey. A copy of the building inspector certificate is attached to this letter report.

BUILDING INFORMATION

Building 900 is a single-story structure with an upper and lower roof system and approximately 4,200 square feet (SF). Roof access is available via access ladder, was not available, an extension ladder was used. Renovations will include demolition of the existing roof system and demolition of roof top heating, ventilation and air conditioning (HVAC) systems. Existing HVAC systems are assumed to contain chlorofluorocarbons (CFCs) which will require removal and recycling prior to demolition.

ASBESTOS SURVEY

The Building 900 lower roof system is a built-up roof and the upper roof a torch down roof system. Building materials potentially impacted by the repairs are included in Table 1 below:

Table 1. Summary of Materials Sampled for Asbestos

Sample	Material	Location	AHERA Type	HM	Result
8772.4-SC-900-102	Built up	Lower roof, Northeast corner	Miscellaneous	1	ND
8772.4-SC-900-103	Built up	Lower roof, center	Miscellaneous	1	ND
8772.4-SC-900-104	Built up	Lower roof, Southeast corner	Miscellaneous	1	ND
8772.4-SC-900-105	Torch down	Upper west, Southeast corner of western half	Miscellaneous	2	ND
8772.4-SC-900-106	Torch down	Upper west, Southwest corner of western half	Miscellaneous	2	ND
8772.4-SC-900-107	Torch down	Upper west, center of western half	Miscellaneous	2	ND
8772.4-SC-900-108	**Torch down**	**Upper east, center of east half**	**Miscellaneous**	**3**	**2% CHR**
8772.4-SC-900-109	**Torch down**	**Upper east, South side center**	**Miscellaneous**	**3**	**2% CHR**
8772.4-SC-900-110	**Torch down**	**Upper east, North side, center**	**Miscellaneous**	**3**	**2% CHR**
8772.4-SC-900-111	Gray seam sealant	Lower roof, parapet, Northwest corner	Miscellaneous	4	ND
8772.4-SC-900-112	Gray seam sealant	Lower roof, parapet, Southeast corner	Miscellaneous	4	ND
8772.4-SC-900-113	**Gray seam sealant**	**Lower roof, parapet, Northeast corner**	**Miscellaneous**	**4**	**3% CHR**
8772.4-SC-900-114	**Black duct sealant**	**Lower roof, Northern vent, northeast corner**	**Miscellaneous**	**5**	**3% CHR**
8772.4-SC-900-115	**Black duct sealant**	**Lower roof, Northern vent, Southwest corner**	**Miscellaneous**	**5**	**3% CHR**
8772.4-SC-900-116	**Black duct sealant**	**Lower roof, Southern vent, Southwest corner**	**Miscellaneous**	**5**	**3% CHR**

HM = homogeneous (same look, feel, etc.), ND = none detected

In total, 15 samples were collected of suspect asbestos-containing materials. Of the 15 samples collected, seven were determined to be positive for asbestos by Polarized Light Microscopy (PLM) analysis. The positive samples were collected from the torch down roof on the upper east section of roofing (HM3) and gray seam sealant (HM4) and black duct sealant (HM5) from the smaller lower roof.

Table 2 summarizes ACM identified by homogeneous material (HM) surveyed by MTNW. Friability was determined by conditions observed during the survey and by how the material behaves during mechanical demolition.

Table 2. Summary of Asbestos-Containing Materials

Material	Location	Friable	Quantity
Torch down roof system	Upper east roof system	No	1,500 SF
Gray seam sealant	Lower roof parapet	No	<50 SF
Black duct sealant	Lower roof	No	<50 SF

SF= square feet. Note: This table is not to be used without the complete survey document including appendices for additional information.

Bulk samples were analyzed by PLM dispersion staining EPA Method 600/R-93/116 by Seattle Asbestos Test, LLC (SAT). SAT is accredited through the National Voluntary Laboratory Accreditation Program (NVLAP) of the U. S. Department of Commerce. This accreditation does not constitute endorsement, but rather a finding of laboratory competence (certification copy is attached).

LEAD ASSESSMENT

HVAC units on the roof have factory applied coating on recyclable metal components; these coatings are assumed to contain lead and heavy metal content. Factory coated metal roof flashing or other metal building components are also assumed to contain lead and heavy metal content.

SUMMARY/CONCLUSION

WAC 296-62-07721 and PSCAA Regulation III, Article 4 requires that this survey report to be placed on-site during renovation and/or demolition and copies provided to the contractor(s) bidding and performing work.

WAC 296-155-176, the lead in construction standard, has not defined a minimum concentration for regulating lead and has clarified that lead at any detectable concentration shall be considered regulated (Washington Administrative Code [WAC] 296-155-176, Lead). Med-Tox Northwest recommends the contractor performing demolition of painted components provide a written lead compliance plan and implement the requirements of WAC 296-155-176 for any work disturbing painted surfaces.

Med-Tox Northwest recommends removal and recycling of CFC's prior to HVAC unit demolition if impacted by the roof replacement project.

If you have any questions or need additional information, please contact me at (253) 351-0677.

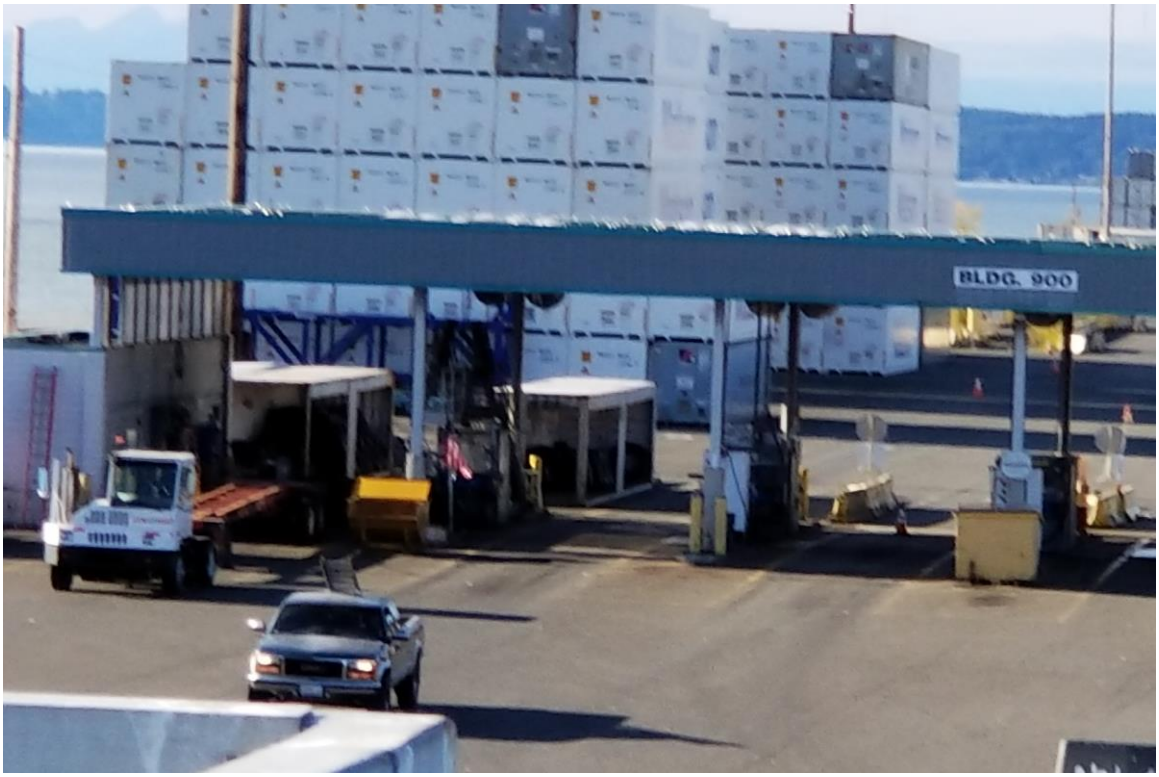
Sincerely,

Jon A. Havelock, CSP, CHMM

Jon A. Havelock, CSP, CHMM
Senior Project Manager

Attachments

Photograph 1: Building 900.



Photograph 2: Built-up roof system.

Certificate of Completion

This is to certify that

Shaun Z. Childress

has satisfactorily completed
4 hours of refresher training as an

AHERA Building Inspector

to comply with the training requirements of
TSCA Title II, 40 CFR 763 (AHERA)

163731
Certificate Number

ARGUS PACIFIC
TRAINING • CONSULTING
A Terracon COMPANY

Oct 18, 2017 Expires in 1 year.
Date(s) of Training

Exam Score: N/A
If appropriate:

Instructor

ARGUS PACIFIC, INC / 1900 WEST NICKERSON ST, SUITE 315 / SEATTLE, WASHINGTON 98119 / 206.285.3373 / ARGUSPACIFIC.COM

United States Department of Commerce
National Institute of Standards and Technology

Certificate of Accreditation to ISO/IEC 17025:2005

NVLAP LAB CODE: 200768-0

Seattle Asbestos Test, LLC

Lynnwood, WA

is accredited by the National Voluntary Laboratory Accreditation Program for specific services, listed on the Scope of Accreditation, for:

Asbestos Fiber Analysis

This laboratory is accredited in accordance with the recognized International Standard ISO/IEC 17025:2005. This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality management system (refer to joint ISO-ILAC-IAF Communique dated January 2009).

2018-10-01 through 2019-09-30

Effective Dates

For the National Voluntary Laboratory Accreditation Program

SEATTLE ASBESTOS TEST, LLC
19711 Scriber Lake Rd. Suite D, Lynnwood, WA 98036
Tel: (425) 673-9850, Fax: (425) 673-9810 Website: seattleasbestostest.com

BATCH # 2018127604

CHAIN OF CUSTODY

Analysis Type: Bulk Analysis X Point Count 400 ___ Point Count 1000 ___ Point Count Gravimetric

Turn Around Time STD Number of Samples 15 Client Job # 8772.4

Client Name Med-Tox Northwest

Address Post Office Box 1446 City Auburn State WA Zip 98071-1446

Phone 253-351-0677 Fax 253-351-0688 Email havelockj@medtoxnw.com & childresss@medtoxnw.com

Project Location: Port of Tacoma - building 900 Project Manager: Jon Havelock

Sample Condition: Good_____ Damaged_____ Severe Damage (Spillage) _____

SEQ#	SAMPLE ID	SAMPLE DESCRIPTION	Lab ID	Comment	A/R
1					
2					
3		See attached			
4		data sheet			
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					

	Print	Signature	Company Name	Date	Time
Sampled by	**Shaun Childress**		**Med-Tox Northwest**	9/19/18	16:00
Relinquished by	**Shaun Childress**		**Med-Tox Northwest**	9/19/18	16:00
Delivered by	FedEx				
Received by	Betsy Song		SAT	9/20/18	10:10
Analyzed by			SAT	9/24/18	9:30
Result reported by					

Seattle Asbestos Test warrants the test results to be of a precision normal for the type and methodology employed for each sample submitted, and disclaims any other warrants, expressed or implied, including warranty of fitness for a particular purpose and warranty of merchantability. Seattle Asbestos Test accepts no legal responsibility for the purpose for which the client uses test results. By signing on this form, the clients agree to relieve Seattle Asbestos Test of any liability that may arise from the test results. Late payment may be charged of interest, invoices goes to collection causes 17-25% of collection fee. NSF is $50.

Result Reporting method: Phone_____, Fax_____, Email XX, Pick Up Report_____

Table C-1. Summary of Materials Sampled for Asbestos

Sample	Material	Location	AHERA Type	HM	Result
8772.4-SC-900-102	Built up	Lower roof, Northeast corner	Misc.	1	
8772.4-SC-900-103	Built up	Lower roof, center	Misc.	1	
8772.4-SC-900-104	Built up	Lower roof, Southeast corner	Misc.	1	
8772.4-SC-900-105	Torch down	Upper west, Southeast corner of western half	Misc.	2	
8772.4-SC-900-106	Torch down	Upper west, Southwest corner of western half	Misc.	2	
8772.4-SC-900-107	Torch down	Upper west, center of western half	Misc.	2	
8772.4-SC-900-108	Torch down	Upper east, center of east half	Misc.	3	
8772.4-SC-900-109	Torch down	Upper east, South side center	Misc.	3	
8772.4-SC-900-110	Torch down	Upper east, North side, center	Misc.	3	
8772.4-SC-900-111	Gray seam sealant	Lower roof, parapet, Northwest corner	Misc.	4	
8772.4-SC-900-112	Gray seam sealant	Lower roof, parapet, Southeast corner	Misc.	4	
8772.4-SC-900-113	Gray seam sealant	Lower roof, parapet, Northeast corner	Misc.	4	
8772.4-SC-900-114	Black duct sealant	Lower roof, Northern vent, northeast corner	Misc.	5	
8772.4-SC-900-115	Black duct sealant	Lower roof, Northern vent, Southwest corner	Misc.	5	
8772.4-SC-900-116	Black duct sealant	Lower roof, Southern vent, Southwest corner	Misc.	5	

HM = homogeneous material, Misc. = miscellaneous, ND = none detected, TSI = thermal system insulation.

SEATTLE ASBESTOS TEST

Lynnwood Laboratory: 19701 Scriber Lake Road, Suite 103, Lynnwood, WA 98036, Tel: 425.673.9850, Fax: 425.673.9810, NVLAP Lab Code: 200768-0

ANALYTICAL LABORATORY REPORT

PLM by Method EPA/600/R-93/116

Attn.:	Mr. Jon Havelock	**Client:**	Med-Tox, Northwest	**Address:**	PO Box 1446, Auburn, WA 98071-1446
Job#:	8772.4	**Batch#:**	201812764	**Date Received:**	9/20/2018
Samples Rec'd:	15	**Date Analyzed:**	9/27/2018	**Samples Analyzed:**	15
Project Loc.:	Port of Tacoma - Building 900				

Analyzed by: Sherlee Ma

Reviewed by: Steve (Fanyao) Zhang, President

Lab ID	Client Sample ID	Layer	Description	%	Asbestos Fibers	Non-fibrous Components	%	Non-asbestos Fibers
1	8772.4-SC-900-102	1	Black asphaltic material with sand		None detected	Asphalt/binder, Sand	27	Glass fibers
		2	Black asphaltic material		None detected	Asphalt/binder	3	Cellulose
		3	Black asphaltic material with fibrous material		None detected	Asphalt/binder, Filler	25	Glass fibers, Cellulose
		4	Black asphaltic material		None detected	Asphalt/binder	2	Cellulose
		5	Black asphaltic material with fibrous material		None detected	Asphalt/binder, Filler	24	Glass fibers, Cellulose
		6	Black asphaltic material		None detected	Asphalt/binder	2	Cellulose
		7	Black asphaltic material with fibrous material		None detected	Asphalt/binder, Filler	26	Glass fibers, Cellulose
		8	Black asphaltic material		None detected	Asphalt/binder	3	Cellulose
		9	Black asphaltic fibrous material		None detected	Filler, Asphalt, Binder	68	Cellulose
		10	Black asphaltic material		None detected	Asphalt/binder	2	Cellulose
		11	Black asphaltic material with fibrous material		None detected	Asphalt/binder, Filler	25	Glass fibers, Cellulose
		12	Yellow fibrous material		None detected	Filler	87	Glass fibers
		13	Black asphaltic material with fibrous material		None detected	Asphalt/binder, Filler	24	Glass fibers, Cellulose
		14	Yellow fibrous material		None detected	Filler	89	Glass fibers
		15	Black asphaltic material with fibrous material		None detected	Asphalt/binder, Filler	25	Glass fibers, Cellulose
		16	Black asphaltic material		None detected	Asphalt/binder	3	Cellulose
		17	Yellow fibrous material		None detected	Filler	88	Glass fibers
		18	Black asphaltic material		None detected	Asphalt/binder	3	Cellulose
		19	Black asphaltic fibrous material		None detected	Filler, Asphalt, Binder	65	Cellulose
		20	Black asphaltic material		None detected	Asphalt/binder	2	Cellulose
		21	Yellow fibrous material		None detected	Filler	87	Glass fibers

SEATTLE ASBESTOS TEST

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Project Loc.:	Port of Tacoma - Building 900				

Analyzed by: Sherlee Ma

Reviewed by: Steve (Fanyao) Zhang, President

Lab ID	Client Sample ID	Layer	Description	%	Asbestos Fibers	Non-fibrous Components	%	Non-asbestos Fibers
2	8772.4-SC-900-103	1	Black asphaltic material with sand		None detected	Asphalt/binder, Sand	28	Glass fibers
		2	Black asphaltic material		None detected	Asphalt/binder	3	Cellulose
		3	Black asphaltic material with fibrous material		None detected	Asphalt/binder, Filler	26	Glass fibers, Cellulose
		4	Black asphaltic material		None detected	Asphalt/binder	3	Cellulose
		5	Black asphaltic material with fibrous material		None detected	Asphalt/binder, Filler	24	Glass fibers, Cellulose
		6	Black asphaltic material		None detected	Asphalt/binder	2	Cellulose
		7	Black asphaltic material with fibrous material		None detected	Asphalt/binder, Filler	25	Glass fibers, Cellulose
		8	Black asphaltic material		None detected	Asphalt/binder	2	Cellulose
		9	Black asphaltic material with fibrous material		None detected	Asphalt/binder, Filler	23	Glass fibers, Cellulose
		10	Black asphaltic material		None detected	Asphalt/binder	3	Cellulose
		11	Black asphaltic fibrous material		None detected	Filler, Asphalt, Binder	70	Cellulose
		12	Black asphaltic material		None detected	Asphalt/binder	3	Cellulose
		13	Black asphaltic material with fibrous material		None detected	Asphalt/binder, Filler	24	Glass fibers, Cellulose
		14	Yellow fibrous material		None detected	Filler	90	Glass fibers
		15	Black asphaltic material		None detected	Asphalt/binder	3	Cellulose
		16	Black asphaltic fibrous material		None detected	Filler, Asphalt, Binder	68	Cellulose
		17	Black asphaltic material with fibrous material		None detected	Asphalt/binder, Filler	24	Glass fibers, Cellulose
		18	Yellow fibrous material		None detected	Filler	87	Glass fibers
		19	Black asphaltic material with fibrous material		None detected	Asphalt/binder, Filler	26	Glass fibers, Cellulose
		20	Black asphaltic material		None detected	Asphalt/binder	2	Cellulose

SEATTLE ASBESTOS TEST

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Project Loc.:	Port of Tacoma - Building 900				

Analyzed by: Sherlee Ma

Reviewed by: Steve (Fanyao) Zhang, President

Lab ID	Client Sample ID	Layer	Description	%	Asbestos Fibers	Non-fibrous Components	%	Non-asbestos Fibers
		21	Black asphaltic material with fibrous material		None detected	Asphalt/binder, Filler	25	Glass fibers, Cellulose
		22	Yellow fibrous material		None detected	Filler	90	Glass fibers
		23	Black asphaltic fibrous material		None detected	Filler, Asphalt, Binder	66	Cellulose
		24	Black asphaltic material		None detected	Asphalt/binder	2	Cellulose
		25	Black asphaltic material with fibrous material		None detected	Asphalt/binder, Filler	24	Glass fibers, Cellulose
		26	Yellow fibrous material		None detected	Filler	89	Glass fibers
3	8772.4-SC-900-104	1	Black asphaltic material with sand		None detected	Asphalt/binder, Sand	25	Glass fibers
		2	Black asphaltic material		None detected	Asphalt/binder	3	Cellulose
		3	Black asphaltic material with fibrous material		None detected	Asphalt/binder, Filler	25	Glass fibers, Cellulose
		4	Black asphaltic material		None detected	Asphalt/binder	3	Cellulose
		5	Black asphaltic material with fibrous material		None detected	Asphalt/binder, Filler	26	Glass fibers, Cellulose
		6	Black asphaltic material		None detected	Asphalt/binder	2	Cellulose
		7	Black asphaltic fibrous material		None detected	Filler, Asphalt, Binder	67	Cellulose
		8	Black asphaltic material		None detected	Asphalt/binder	3	Cellulose
		9	Black asphaltic material with fibrous material		None detected	Asphalt/binder, Filler	23	Glass fibers, Cellulose
		10	Yellow fibrous material		None detected	Filler	90	Glass fibers
		11	Black asphaltic material with fibrous material		None detected	Asphalt/binder, Filler	25	Glass fibers, Cellulose
		12	Black asphaltic material		None detected	Asphalt/binder	2	Cellulose
		13	Black asphaltic fibrous material		None detected	Filler, Asphalt, Binder	69	Cellulose
		14	Yellow fibrous material		None detected	Filler	88	Glass fibers
		15	Black asphaltic material with fibrous material		None detected	Asphalt/binder, Filler	25	Glass fibers, Cellulose

SEATTLE ASBESTOS TEST

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ANALYTICAL LABORATORY REPORT

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Samples Rec'd:	15	**Date Analyzed:**	9/27/2018	**Samples Analyzed:**	15
Project Loc.:	Port of Tacoma - Building 900				

Analyzed by: Sherlee Ma

Reviewed by: Steve (Fanyao) Zhang, President

Lab ID	Client Sample ID	Layer	Description	%	Asbestos Fibers	Non-fibrous Components	%	Non-asbestos Fibers
		16	Black asphaltic material		None detected	Asphalt/binder	3	Cellulose
		17	Black asphaltic material with fibrous material		None detected	Asphalt/binder, Filler	25	Glass fibers, Cellulose
		18	Yellow fibrous material		None detected	Filler	88	Glass fibers
		19	Black asphaltic material with fibrous material		None detected	Asphalt/binder, Filler	26	Glass fibers, Cellulose
		20	Black asphaltic material		None detected	Asphalt/binder	2	Cellulose
		21	Black asphaltic material with fibrous material		None detected	Asphalt/binder, Filler	24	Glass fibers, Cellulose
		22	Yellow fibrous material		None detected	Filler	91	Glass fibers
4	8772.4-SC-900-105	1	Black asphaltic material with sand		None detected	Asphalt/binder, Sand	27	Glass fibers
		2	Black asphaltic material		None detected	Asphalt/binder	2	Cellulose
		3	Black asphaltic material with fibrous material		None detected	Asphalt/binder, Filler	26	Glass fibers, Cellulose
		4	Black asphaltic material		None detected	Asphalt/binder	2	Cellulose
		5	Black asphaltic material with fibrous material		None detected	Asphalt/binder, Filler	24	Glass fibers, Cellulose
		6	Black asphaltic material		None detected	Asphalt/binder	3	Cellulose
		7	Black asphaltic material with fibrous material		None detected	Asphalt/binder, Filler	23	Glass fibers, Cellulose
5	8772.4-SC-900-106	1	Black asphaltic material with sand		None detected	Asphalt/binder, Sand	27	Glass fibers
		2	Black asphaltic material		None detected	Asphalt/binder	2	Cellulose
		3	Black asphaltic material with fibrous material		None detected	Asphalt/binder, Filler	25	Glass fibers, Cellulose
		4	Black asphaltic material		None detected	Asphalt/binder	3	Cellulose
		5	Black asphaltic material with fibrous material		None detected	Asphalt/binder, Filler	27	Glass fibers, Cellulose
		6	Black asphaltic material		None detected	Asphalt/binder	2	Cellulose

SEATTLE ASBESTOS TEST

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ANALYTICAL LABORATORY REPORT

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Job#: 8772.4 | Batch#: 201812764 | Date Received: 9/20/2018

Samples Rec'd: 15 | Date Analyzed: 9/27/2018 | Samples Analyzed: 15

Project Loc.: Port of Tacoma - Building 900

Analyzed by: Sherlee Ma | Reviewed by: Steve (Fanyao) Zhang, President

Lab ID	Client Sample ID	Layer	Description	%	Asbestos Fibers	Non-fibrous Components	%	Non-asbestos Fibers
		7	Black asphaltic material with fibrous material		**None detected**	Asphalt/binder, Filler	26	Glass fibers, Cellulose
6	8772.4-SC-900-107	1	Black asphaltic material with sand		**None detected**	Asphalt/binder, Sand	25	Glass fibers
		2	Black asphaltic material		**None detected**	Asphalt/binder	3	Cellulose
		3	Black asphaltic material with fibrous material		**None detected**	Asphalt/binder, Filler	25	Glass fibers, Cellulose
		4	Black asphaltic material		**None detected**	Asphalt/binder	2	Cellulose
		5	Black asphaltic material with fibrous material		**None detected**	Asphalt/binder, Filler	26	Glass fibers, Cellulose
		6	Black asphaltic material		**None detected**	Asphalt/binder	3	Cellulose
		7	Black asphaltic material with fibrous material		**None detected**	Asphalt/binder, Filler	24	Glass fibers, Cellulose
7	8772.4-SC-900-108	1	Black asphaltic material	2	**Chrysotile**	Asphalt/binder	2	Cellulose
		2	Black asphaltic material with fibrous material	2	**Chrysotile**	Asphalt/binder, Filler	28	Glass fibers, Cellulose
		3	Brown wood block		**None detected**	Wood aggregates	4	Cellulose
8	8772.4-SC-900-109	1	Black asphaltic material	2	**Chrysotile**	Asphalt/binder	3	Cellulose
		2	Black asphaltic material with fibrous material	2	**Chrysotile**	Asphalt/binder, Filler	26	Glass fibers, Cellulose
		3	Brown wood debris		**None detected**	Wood debris	7	Cellulose
9	8772.4-SC-900-110	1	Black asphaltic material	2	**Chrysotile**	Asphalt/binder	3	Cellulose
		2	Black asphaltic material with fibrous material	2	**Chrysotile**	Asphalt/binder, Filler	26	Glass fibers, Cellulose
		3	Trace brown wood debris		**None detected**	Wood debris	7	Cellulose
10	8772.4-SC-900-111	1	Gray soft/elastic material		**None detected**	Binder, Filler	2	Cellulose
11	8772.4-SC-900-112	1	Gray soft/elastic material		**None detected**	Binder, Filler	3	Cellulose
12	8772.4-SC-900-113	1	Gray soft/elastic material		**None detected**	Binder, Filler	2	Cellulose
		2	Black asphaltic material	3	**Chrysotile**	Asphalt/binder	3	Cellulose

SEATTLE ASBESTOS TEST

Lynnwood Laboratory: 19701 Scriber Lake Road, Suite 103, Lynnwood, WA 98036, Tel: 425.673.9850, Fax: 425.673.9810, NVLAP Lab Code: 200768-0

ANALYTICAL LABORATORY REPORT

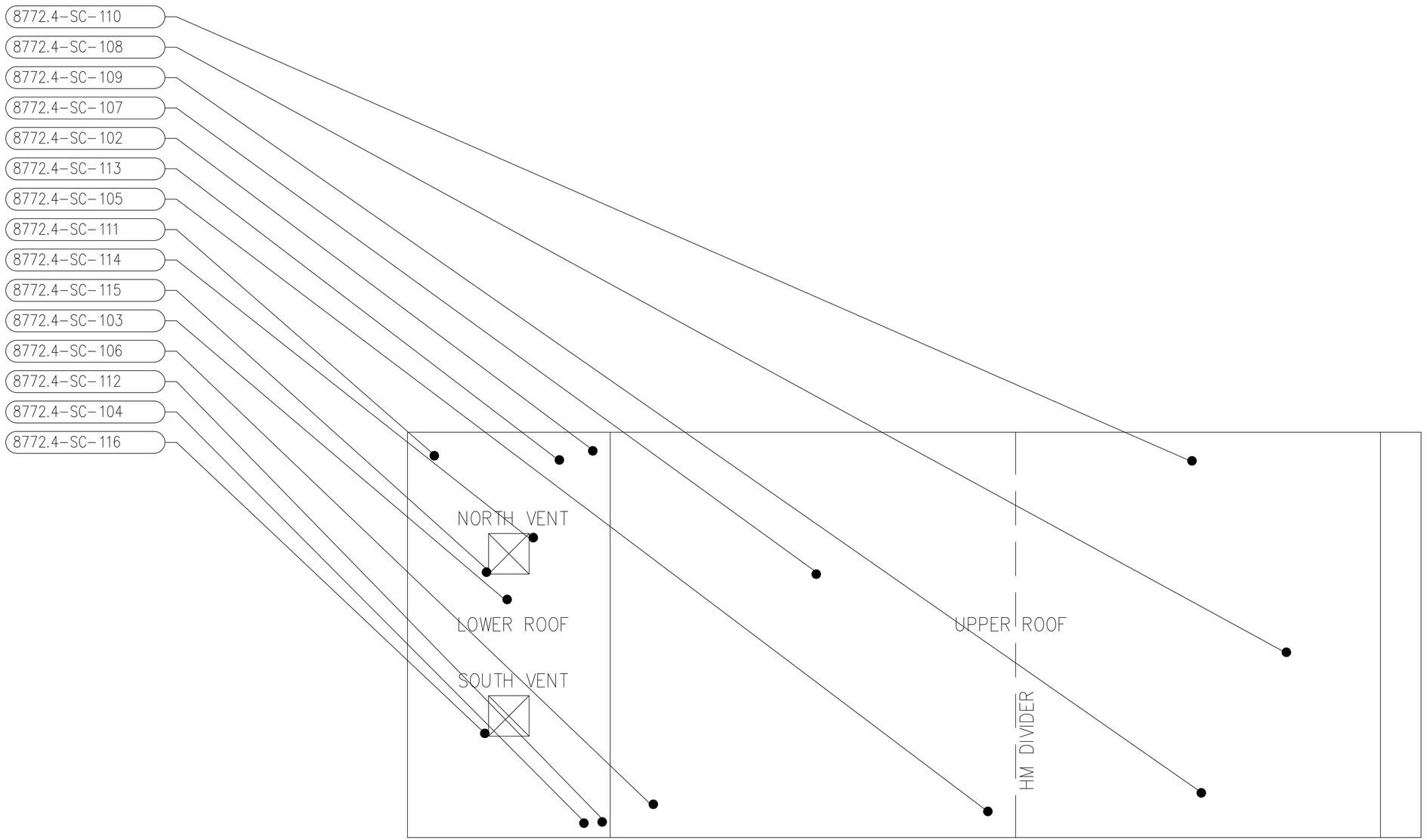
PLM by Method EPA/600/R-93/116

Attn.:	Mr. Jon Havelock	**Client:**	Med-Tox, Northwest	**Address:**	PO Box 1446, Auburn, WA 98071-1446
Job#:	8772.4	**Batch#:**	201812764	**Date Received:**	9/20/2018
Samples Rec'd:	15	**Date Analyzed:**	9/27/2018	**Samples Analyzed:**	15
Project Loc.:	Port of Tacoma - Building 900				

Analyzed by: Sherlee Ma

Reviewed by: Steve (Fanyao) Zhang, President

Lab ID	Client Sample ID	Layer	Description	%	Asbestos Fibers	Non-fibrous Components	%	Non-asbestos Fibers
13	8772.4-SC-900-114	1	Black asphaltic material	3	**Chrysotile**	Asphalt/binder	3	Cellulose
14	8772.4-SC-900-115	1	Black asphaltic material	3	**Chrysotile**	Asphalt/binder	3	Cellulose, Glass fibers
		2	Gray soft/elastic material		**None detected**	Binder, Filler	2	Cellulose
15	8772.4-SC-900-116	1	Black asphaltic material	3	**Chrysotile**	Asphalt/binder	4	Cellulose
		2	Gray soft/elastic material		**None detected**	Binder, Filler	3	Cellulose



BUILDING 900 – ROOF PLAN

SAMPLE LOCATIONS

SCALE: NTS

Symbol	Description	Date	Approved

Designed by: CHELSEA LEWIS
Dwn by: JAL
Chk by: CL
Date: 9/26/2018
File Name: A.8772.4
Plot Date:
Plot Scale: AS NOTED
Drawing Number:

MED-TOX NORTHWEST
OCCUPATIONAL ENVIRONMENTAL HEALTH SERVICES
GATE ENVIRONMENT OF AMERICA, INC. dba
1721 WEST VALLEY HIGHWAY N. SUITE #1
AUBURN, WASHINGTON 98001
(253) 351-0677 (253) 351-0688 (FAX)

PROJECT NUMBER: A.8772.4

PROJECT:
PORT OF TACOMA
CLIENT: HELIX

Sheet reference number

Sheet 1 OF 1

SAFE ENVIRONMENT OF AMERICA, INC. dba
MED-TOX NORTHWEST

October 23, 2018

Mr. Lee Davenport
Helix Design Group, Inc.
6021 12th Street East, Suite 201
Tacoma, Washington 98424

Subject: Port of Tacoma 8-Building Roof Replacement
Building 975 Intermodal Guard Station
Hazardous Building Materials Investigation
Tacoma, Washington
Med-Tox Northwest Project No. A-8772.4

Dear Lee;

Shaun Childress of Med-Tox Northwest performed a limited asbestos and hazardous building materials (HBM) survey of Port of Tacoma Building 975 Intermodal Guard Station located at 1 Sitcum Way at the Port of Tacoma in Tacoma, Washington. The investigation was performed on September 17, 2018 and was limited to the roof system which is scheduled for replacement.

The purpose of the investigation was to assist the Port of Tacoma with communicating the presence and location of asbestos-containing materials (ACM) and potential lead hazards to employees and contractors working on the roof replacement project. It was also performed to meet the requirements for an asbestos survey by Puget Sound Clean Air Agency (PSCAA) and a good faith inspection as required by Washington State Department of Labor and Industries' Division of Occupational Safety and Health (DOSH) regulation Washington Administrative Code (WAC) 296-62-077 prior to renovation.

As required by WAC 296-62-077 and PSCAA Regulation III, Article 4, an Asbestos Hazard Emergency Response Act (AHERA) accredited building inspecter performed the survey. A copy of the building inspector certificate is attached to this letter report.

BUILDING INFORMATION

Building 975 is a one-story structure with approximately 221 square feet. Roof access is available via extension ladder. The roof system is a built-up roof with 3.5 to 6-inches of foam insulation which is applied on a wood roof substrate. Renovations will include demolition of the existing roof system.

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ASBESTOS SURVEY

In total, 12 samples were collected of suspect asbestos-containing materials. Of the 12 samples collected, all were determined to be negative for asbestos by Polarized Light Microscopy (PLM) analysis. For a complete list of all materials sampled, please refer to the Summary of Materials Sampled for Asbestos attached to the laboratory report.

Table 1 summarizes ACM identified by homogeneous material (HM) surveyed by MTNW. Friability was determined by conditions observed during the survey and by how the material behaves during mechanical demolition.

Table 1. Summary of Asbestos-Containing Materials

Material	Location	Friable	Quantity
There were no asbestos-containing materials identified.			

Note: This table is not to be used without the complete survey document including appendices for additional information.

Bulk samples were analyzed by Polarized Light Microscopy (PLM) dispersion staining EPA Method 600/R-93/116 by Seattle Asbestos Test, LLC (SAT). SAT is accredited through the National Voluntary Laboratory Accreditation Program (NVLAP) of the U. S. Department of Commerce. This accreditation does not constitute endorsement, but rather a finding of laboratory competence (certification copy is attached).

LEAD ASSESSMENT

Factory coated metal roof flashing or other metal building components are assumed to contain lead and heavy metal content.

SUMMARY/CONCLUSION

There were no asbestos-containing materials identified in the roofing samples collected from building 975.

MTNW recommends that this survey report be placed on-site during renovation and/or demolition and copies provided to the contractor(s) bidding and performing work. WISHA, OSHA and PSCAA require that the report be on-site and available for review during the entire project duration.

WAC 296-155-176, the Lead in Construction standard, has not defined a minimum concentration for regulating lead and has clarified that lead at any detectable concentration shall be considered regulated (WAC 296-155-176, Lead). Med-Tox Northwest recommends the contractor performing demolition of painted roof components provide a written lead compliance plan and implement the requirements of WAC 296-155-176 for any work disturbing painted surfaces.

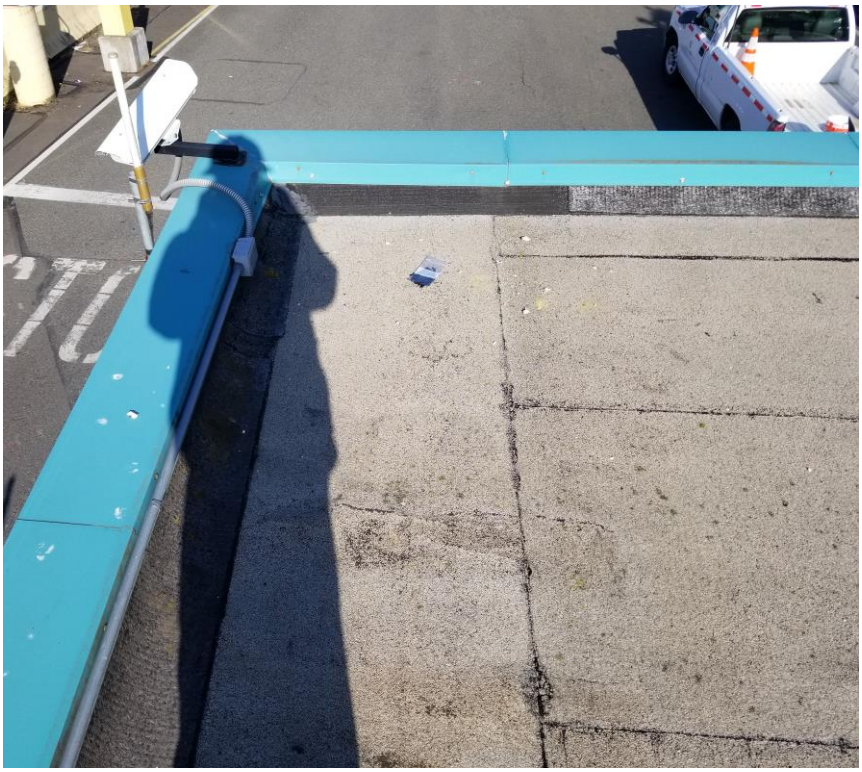
If you have any questions or need additional information, please contact me at (253) 351-0677.

Sincerely,

Jon A. Havelock, CSP, CHMM
Senior Project Manager

Attachments

Photograph 1: Building 975.



Photograph 2: Built-up roof system. There were no ACM's identified.

Certificate of Completion

This is to certify that

Shaun Z. Childress

has satisfactorily completed
4 hours of refresher training as an

AHERA Building Inspector

to comply with the training requirements of
TSCA Title II, 40 CFR 763 (AHERA)

163731
Certificate Number

ARGUS PACIFIC
TRAINING • CONSULTING
A Terracon COMPANY

Oct 18, 2017 Expires in 1 year.
Date(s) of Training

Exam Score: N/A
If appropriate:

Instructor

ARGUS PACIFIC, INC / 1900 WEST NICKERSON ST, SUITE 315 / SEATTLE, WASHINGTON 98119 / 206.285.3373 / ARGUSPACIFIC.COM

Summary of Materials Sampled for Asbestos

Sample	Material	Location	AHERA Type	HM	Result
8772.4-SC-975-021	Built up	Northeast corner	Miscellaneous	1	ND
8772.4-SC-975-022	Built up	Southeast corner	Miscellaneous	1	ND
8772.4-SC-975-023	Built up	Northwest Corner	Miscellaneous	1	ND
8772.4-SC-975-024	Gray patch	Northeast corner	Miscellaneous	2	ND
8772.4-SC-975-025	Gray patch	East wall, center, north side	Miscellaneous	2	ND
8772.4-SC-975-026	Gray patch	East wall, center, south side	Miscellaneous	2	ND
8772.4-SC-975-027	Gray seam sealant	Southwest corner, Parapet cap	Miscellaneous	3	ND
8772.4-SC-975-028	Gray seam sealant	Northwest corner, parapet cap	Miscellaneous	3	ND
8772.4-SC-975-029	Gray seam sealant	Northeast corner, parapet cap	Miscellaneous	3	ND
8772.4-SC-975-030	Black seam sealant	Southeast corner, east wall, parapet wall	Miscellaneous	4	ND
8772.4-SC-975-031	Black seam sealant	South wall, East end, parapet wall	Miscellaneous	4	ND
8772.4-SC-975-032	Black seam sealant	Northwest corner, west wall, parapet wall	Miscellaneous	4	ND

HM = homogeneous material, ND = none detected, TSI = thermal system insulation.

United States Department of Commerce
National Institute of Standards and Technology

Certificate of Accreditation to ISO/IEC 17025:2005

NVLAP LAB CODE: 200768-0

Seattle Asbestos Test, LLC

Lynnwood, WA

is accredited by the National Voluntary Laboratory Accreditation Program for specific services, listed on the Scope of Accreditation, for:

Asbestos Fiber Analysis

This laboratory is accredited in accordance with the recognized International Standard ISO/IEC 17025:2005. This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality management system (refer to joint ISO-ILAC-IAF Communique dated January 2009).

2018-10-01 through 2019-09-30

Effective Dates

For the National Voluntary Laboratory Accreditation Program

20181276 2

SEATTLE ASBESTOS TEST, LLC
19711 Scriber Lake Rd. Suite D, Lynnwood, WA 98036
Tel: (425) 673-9850, Fax: (425) 673-9810 Website: seattleasbestostest.com

BATCH #_____

CHAIN OF CUSTODY

Analysis Type: Bulk Analysis _X_ Point Count 400 ___ Point Count 1000 ___ Point Count Gravimetric

Turn Around Time ___STD___ Number of Samples 12 Client Job # 8772.4

Client Name ___Med-Tox Northwest___

Address _Post Office Box 1446_____ City _Auburn_____ State WA_ Zip_98071-1446

Phone 253-351-0677 Fax 253-351-0688 Email ___havelockj@medtoxnw.com & childresss@medtoxnw.com

Project Location: _Port of Tacoma - building 975_____ Project Manager: _Jon Havelock_____

Sample Condition: Good_____ Damaged_____ Severe Damage (Spillage) _____

SEQ#	SAMPLE ID	SAMPLE DESCRIPTION	Lab ID	Comment	A/R
1					
2		See attached			
3		data sheet			
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					

	Print	Signature	Company Name	Date	Time
Sampled by	Shaun Childress		Med-Tox Northwest	9/19/18	16:00
Relinquished by	Shaun Childress		Med-Tox Northwest	9/19/18	16:00
Delivered by	FedEx				
Received by				9/20/18	10:10
Analyzed by			SAT	9/20/18	9:00
Result reported by					

Seattle Asbestos Test warrants the test results to be of a precision normal for the type and methodology employed for each sample submitted, and disclaims any other warrants, expressed or implied, including warranty of fitness for a particular purpose and warranty of merchantability. Seattle Asbestos Test accepts no legal responsibility for the purpose for which the client uses test results. By signing on this form, the clients agree to relieve Seattle Asbestos Test of any liability that may arise from the test results. Late payment may be charged of interest, invoices goes to collection causes 17-25% of collection fee. NSF is $50.

Result Reporting method: Phone_____, Fax_____, Email___XX_, Pick Up Report_____

Table C-1. Summary of Materials Sampled for Asbestos

Sample	Material	Location	AHERA Type	HM	Result
8772.4-SC-975-021	Built up	Northeast corner	Misc.	1	
8772.4-SC-975-022	Built up	Southeast corner	Misc.	1	
8772.4-SC-975-023	Built up	Northwest Corner	Misc.	1	
8772.4-SC-975-024	Gray patch	Northeast corner	Misc.	2	
8772.4-SC-975-025	Gray patch	East wall, center, north side	Misc.	2	
8772.4-SC-975-026	Gray patch	East wall, center, south side	Misc.	2	
8772.4-SC-975-027	Gray seam sealant	Southwest corner, Parapet cap	Misc.	3	
8772.4-SC-975-028	Gray seam sealant	Northwest corner, parapet cap	Misc.	3	
8772.4-SC-975-029	Gray seam sealant	Northeast corner, parapet cap	Misc.	3	
8772.4-SC-975-030	Black seam sealant	Southeast corner, east wall, parapet wall	Misc.	4	
8772.4-SC-975-031	Black seam sealant	South wall, East end, parapet wall	Misc.	4	
8772.4-SC-975-032	Black seam sealant	Northwest corner, west wall, parapet wall	Misc.	4	

HM = homogeneous material, Misc. = miscellaneous, ND = none detected, TSI = thermal system insulation.

SEATTLE ASBESTOS TEST

Lynnwood Laboratory: 19701 Scriber Lake Road, Suite 103, Lynnwood, WA 98036, Tel: 425.673.9850, Fax: 425.673.9810, NVLAP Lab Code: 200768-0

ANALYTICAL LABORATORY REPORT

PLM by Method EPA/600/R-93/116

Attn.: Mr. Jon Havelock | Client: Med-Tox, Northwest | Address: PO Box 1446, Auburn, WA 98071-1446

Job#: 8772.4 | Batch#: 201812762 | Date Received: 9/20/2018

Samples Rec'd: 12 | Date Analyzed: 9/26/2018 | Samples Analyzed: 12

Project Loc.: Port of Tacoma - Building 975

Analyzed by: Sherlee Ma | Reviewed by: Steve (Fanyao) Zhang, President

Lab ID	Client Sample ID	Layer	Description	%	Asbestos Fibers	Non-fibrous Components	%	Non-asbestos Fibers
1	8772.4-SC-975-021	1	Black asphaltic material with sand		None detected	Asphalt/binder, Sand	26	Glass fibers
		2	Black asphaltic material		None detected	Asphalt/binder	3	Cellulose
		3	Black asphaltic material with fibrous material		None detected	Asphalt/binder, Filler	30	Glass fibers, Cellulose
		4	Black asphaltic material		None detected	Asphalt/binder	2	Cellulose
		5	Black asphaltic material with fibrous material		None detected	Asphalt/binder, Filler	29	Glass fibers, Cellulose
		6	Black asphaltic material		None detected	Asphalt/binder	2	Cellulose
		7	Black asphaltic material with fibrous material		None detected	Asphalt/binder, Filler	28	Glass fibers, Cellulose
		8	Black asphaltic material		None detected	Asphalt/binder	2	Cellulose
		9	Black asphaltic material with fibrous material		None detected	Asphalt/binder, Filler	30	Glass fibers, Cellulose
		10	Black asphaltic material		None detected	Asphalt/binder	3	Cellulose
		11	Black asphaltic material with fibrous material		None detected	Asphalt/binder, Filler	31	Glass fibers, Cellulose
		12	Yellow fibrous material		None detected	Filler	89	Glass fibers
		13	Black asphaltic material with fibrous material		None detected	Asphalt/binder, Filler	27	Cellulose
		14	White foamy material		None detected	Synthetic foam		None detected
2	8772.4-SC-975-022	1	Black asphaltic material with sand		None detected	Asphalt/binder, Sand	26	Glass fibers
		2	Black asphaltic material		None detected	Asphalt/binder	3	Cellulose
		3	Black asphaltic material with fibrous material		None detected	Asphalt/binder, Filler	31	Glass fibers, Cellulose
		4	Black asphaltic material		None detected	Asphalt/binder	3	Cellulose
		5	Black asphaltic material with fibrous material		None detected	Asphalt/binder, Filler	29	Glass fibers, Cellulose
		6	Black asphaltic material		None detected	Asphalt/binder	2	Cellulose

SEATTLE ASBESTOS TEST

Lynnwood Laboratory: 19701 Scriber Lake Road, Suite 103, Lynnwood, WA 98036, Tel: 425.673.9850, Fax: 425.673.9810, NVLAP Lab Code: 200768-0

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Attn.:	Mr. Jon Havelock	**Client:**	Med-Tox, Northwest	**Address:**	PO Box 1446, Auburn, WA 98071-1446
Job#:	8772.4	**Batch#:**	201812762	**Date Received:**	9/20/2018
Samples Rec'd:	12	**Date Analyzed:**	9/26/2018	**Samples Analyzed:**	12
Project Loc.:	Port of Tacoma - Building 975				

Analyzed by: Sherlee Ma

Reviewed by: Steve (Fanyao) Zhang, President

Lab ID	Client Sample ID	Layer	Description	%	Asbestos Fibers	Non-fibrous Components	%	Non-asbestos Fibers
		7	Black asphaltic material with fibrous material		**None detected**	Asphalt/binder, Filler	30	Glass fibers, Cellulose
		8	Black asphaltic material		**None detected**	Asphalt/binder	2	Cellulose
		9	Black asphaltic material with fibrous material		**None detected**	Asphalt/binder, Filler	28	Glass fibers, Cellulose
		10	Yellow fibrous material		**None detected**	Filler	87	Glass fibers
		11	Black asphaltic material with fibrous material		**None detected**	Asphalt/binder, Filler	30	Glass fibers, Cellulose
		12	Black asphaltic material		**None detected**	Asphalt/binder	3	Cellulose
		13	Black asphaltic material with fibrous material		**None detected**	Asphalt/binder, Filler	31	Glass fibers, Cellulose
		14	White foamy material		**None detected**	Synthetic foam		None detected
3	8772.4-SC-975-023	1	Black asphaltic material with sand		**None detected**	Asphalt/binder, Sand	26	Glass fibers
		2	Black asphaltic material		**None detected**	Asphalt/binder	3	Cellulose
		3	Black asphaltic material with fibrous material		**None detected**	Asphalt/binder, Filler	32	Glass fibers, Cellulose
		4	Black asphaltic material		**None detected**	Asphalt/binder	3	Cellulose
		5	Black asphaltic material with fibrous material		**None detected**	Asphalt/binder, Filler	30	Glass fibers, Cellulose
		6	Black asphaltic material		**None detected**	Asphalt/binder	3	Cellulose
		7	Black asphaltic material with fibrous material		**None detected**	Asphalt/binder, Filler	28	Glass fibers, Cellulose
		8	Black asphaltic material		**None detected**	Asphalt/binder	3	Cellulose
		9	Black asphaltic material with fibrous material		**None detected**	Asphalt/binder, Filler	29	Glass fibers, Cellulose
		10	Yellow fibrous material		**None detected**	Filler	90	Glass fibers
		11	Black asphaltic fibrous material		**None detected**	Filler, Asphalt, Binder	64	Cellulose
		12	Yellow foamy material		**None detected**	Synthetic foam		None detected

SEATTLE ASBESTOS TEST

Lynnwood Laboratory: 19701 Scriber Lake Road, Suite 103, Lynnwood, WA 98036, Tel: 425.673.9850, Fax: 425.673.9810, NVLAP Lab Code: 200768-0

ANALYTICAL LABORATORY REPORT

PLM by Method EPA/600/R-93/116

Attn.: Mr. Jon Havelock **Client:** Med-Tox, Northwest **Address:** PO Box 1446, Auburn, WA 98071-1446

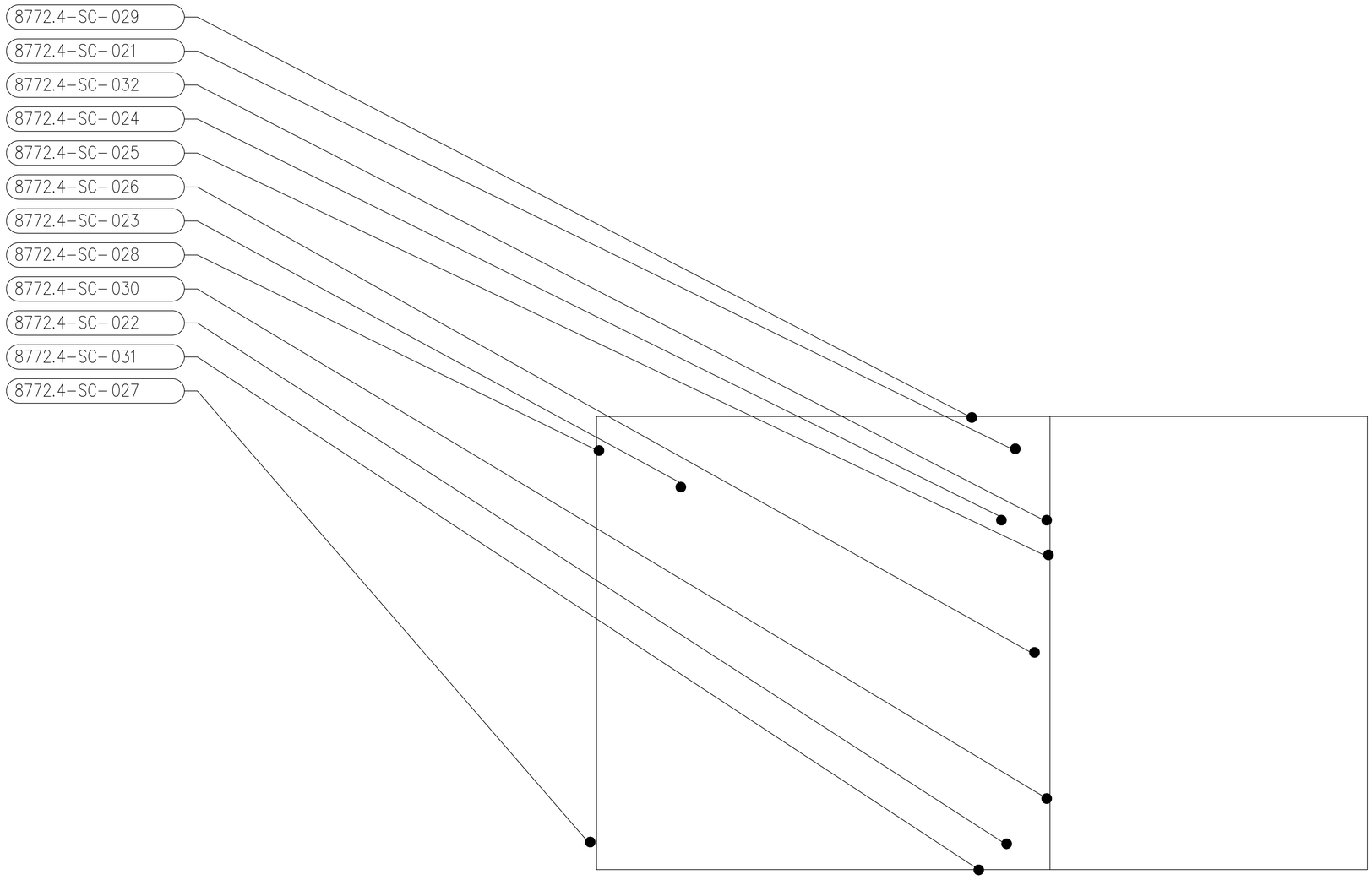
Job#: 8772.4 **Batch#:** 201812762 **Date Received:** 9/20/2018

Samples Rec'd: 12 **Date Analyzed:** 9/26/2018 **Samples Analyzed:** 12

Project Loc.: Port of Tacoma - Building 975

Analyzed by: Sherlee Ma Reviewed by: Steve (Fanyao) Zhang, President

Lab ID	Client Sample ID	Layer	Description	%	Asbestos Fibers	Non-fibrous Components	%	Non-asbestos Fibers
4	8772.4-SC-024	1	Gray soft/elastic material		None detected	Binder, Filler	3	Cellulose
		2	Trace black asphaltic material		None detected	Asphalt/binder	4	Cellulose
5	8772.4-SC-025	1	Gray soft/elastic material		None detected	Binder, Filler	2	Cellulose
		2	Black asphaltic material		None detected	Asphalt/binder	6	Cellulose, Glass fibers
6	8772.4-SC-026	1	Gray soft/elastic material		None detected	Binder, Filler	3	Cellulose
		2	Trace black asphaltic material		None detected	Asphalt/binder	3	Cellulose
7	8772.4-SC-027	1	Gray soft/elastic material		None detected	Binder, Filler	2	Cellulose
8	8772.4-SC-028	1	Gray soft/elastic material		None detected	Binder, Filler	2	Cellulose
9	8772.4-SC-029	1	Gray soft/elastic material		None detected	Binder, Filler	3	Cellulose
10	8772.4-SC-030	1	Black asphaltic material		None detected	Asphalt/binder	6	Cellulose
11	8772.4-SC-031	1	Black asphaltic material		None detected	Asphalt/binder	5	Cellulose
12	8772.4-SC-032	1	Black asphaltic material		None detected	Asphalt/binder	6	Cellulose



BUILDING 975 – ROOF PLAN

SAMPLE LOCATIONS

SCALE: NTS

Symbol	Description	Date	Approved

Designed by: CHELSEA LEWIS
Dwn by: JAL
Chk by: CL
Date: 9/26/2018
File Name: A.8772.4
Plot Date:
Plot Scale: AS NOTED
Drawing Number:

MED-TOX NORTHWEST
SAFE ENVIRONMENT OF AMERICA, INC.dba
OCCUPATIONAL ENVIRONMENTAL HEALTH SERVICES
1701 WEST VALLEY HIGHWAY N. SUITE # 1
AUBURN, WASHINGTON 98001
(253) 351-0677 (253) 351-0688 (FAX)

PROJECT NUMBER: A.8772.4

PROJECT: PORT OF TACOMA
CLIENT: HELIX

Sheet reference number

Sheet 1 OF 1

APPENDIX B

CITY OF TACOMA BUILDING PERMITS

BLDCA19-0545

BLDCA19-0546

BLDCA19-0547

BLDCA19-0548

BLDCA19-0549

CITY OF TACOMA

Planning and Development Services
(253) 591-5030

747 Market St.
Tacoma, WA 98402
Building Inspections (253) 573-2587
Site Inspections (253) 573-2587

COMMERCIAL ALTERATION PERMIT # BLDCA19-0545

ISSUED: 01/08/2020
PO Number: 18-046.07 **EXPIRES: 7/6/2020**

SITE INFORMATION	PARCEL OWNER	ISSUED TO
Parcel No.: 8950000231 1677 LINCOLN AVE, TACOMA, WA 98421	PORT OF TACOMA PO BOX 1837 TACOMA WA, 98401-1837	PORT OF TACOMA PO BOX 1837 TACOMA WA, 98401-1837

Structure Type: U Utility, miscellaneous

PROJECT DESCRIPTION

REROOF
Port of Tacoma Guardhouse 75
Removal and replacement of existing roof system at Guardhouse 75 at the Port of Tacoma.

Total Value: $28,674.00
Permit Fee: $988.33
Payment Info: Credit Card

Building Information

Number of Units:
Zoning: S9
Estimated Value: 28674
Construction Type:
Occupancy Group: U Utility, miscellaneous

Floor Count:
Total Floor Area:
Attached Garage:
Deck:
Porches:

CONDITIONS OF APPROVAL

PRINTED PERMIT AND APPROVED PLANS MUST BE KEPT ON SITE DURING CONSTRUCTION

All plumbing, heating, and electrical work will be performed by either the home owner or by a contractor licensed to do the same. Separate permits are required for other work, including but not limited to, sanitary and storm sewer, sidewalk, curb and gutter, driveways, parking lot paving, street improvements, fire protection, and signs. Plumbing and mechanical permits can be incorporated to some permits.

X _____

THIS PERMIT SHALL BECOME NULL AND VOID IF ANY OF THE ABOVE INFORMATION IS FOUND TO BE INCORRECT

GENERAL:

PERMISSION IS HEREBY GIVEN TO DO THE DESCRIBED WORK, AS NOTED ON THE REVERSE SIDE, ACCORDING TO THE CONDITIONS HEREON AND ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS PERTAINING THERETO, SUBJECT TO COMPLIANCE WITH THE ORDINANCES OF THE CITY OF TACOMA.,

YOUR ATTENTION IS CALLED TO THE FACT THAT IT SHALL BE THE DUTY OF THE PERMITEE (General Contractor) to assure that all necessary inspections are called for and approved by the City Inspectors.

YOUR ATTENTION IS CALLED to the fact that in addition to the called for inspections specified by the applicable codes, the Building Official may make or require any other inspections of any construction work necessary to ascertain compliance with the provisions of City Codes and other laws which are enforced by the City of Tacoma.

YOUR ATTENTION IS CALLED to the fact that in addition to regularly scheduled inspections during construction there shall be a final inspection and approval on all buildings or structures when completed and ready for occupancy. All required off-site improvements (curbs, sidewalks, storm sewers, etc.) must be completed at time of final inspection and prior to occupancy of building. Construction of off-site improvements requires scheduled inspections during construction in addition to the final inspection.

SPECIAL PERMITS

The holder of Special Permits agrees to the following stipulations:

1. To complete the work encompassed by the Special Permit in accordance with the current edition of the WSDOT/APWA Standard Specifications as amended by the City of Tacoma General Special Provisions and in accordance with any special provisions or conditions set forth before final acceptance as required by the provisions of the Right of Way Bond.
2. To indemnify and hold the City of Tacoma harmless from any and all damages done to any person or property which may arise from the construction encompassed by the Special Permit.
3. To submit for review and approval to the Traffic Engineer a traffic control plan developed in accordance with the "Manual on Uniform Traffic Control Devices" {MUTCD). The traffic control plan shall show pedestrian access through the work zone.
4. To protect the public by placing adequate barricades, signs, cones, lights or other traffic control devices in accordance with the approved traffic control plan. It is understood that traffic lane closures and or sidewalk closures are limited to that which is specifically permitted herein. No other closures will be allowed without prior written approval of the City Engineer.
5. To provide and maintain protected pedestrian and ADA compliant disability access on walkways at all times.
6. The City of Tacoma does not guarantee sewer location or depth information. It shall be the permittee's responsibility to verify sewer and sewer stub locations and depths.
7. To restore Rights-of-Way in accordance with the City's Rights-of-Way Restoration Policy and City of Tacoma Standard Plans
8. Trench backfill within all improved streets or streets proposed for improvement shall be full depth bank run gravel or approved equal by the Site & Building Division.
9. All cuts in arterial streets shall be patched and maintained with Hot Mix Asphalt until permanent repairs are completed. All cuts in residential streets or alleys shall be patched and maintained with cold mix asphalt until permanent repairs are made. Permanent repairs shall be per current City of Tacoma Standard Plans. Streets and alleys shall be permanently repaired within 30 days.
10. To be responsible for the preservation of any utilities within the construction area.

CALL TOLL FREE BEFORE YOU DIG -1-800-424-5555 (Utilities Underground Location Center)

11. 24 Hour notice is required prior to any inspection. Site & Building Division 253-591-5760, Traffic Signal/Streetlight 253-591-5287.
12. The Special Permit Expiration date is 30 days from the issue date unless otherwise noted.

Inspection Record Card

Planning and Development Services

Schedule online at TacomaPermits.org/Inspections

Or call at:

NOTICE
Post this card and the approved plans conspicuously on the construction site for inspections.

Building

Structure, Plumbing & Mechanical	253-573-2587
Fire / Sprinkler	253-573-2587
Electrical	253-502-8277
Zoning/Landscaping Final	253-591-5030 (option 4)
Site/ROW	253-573-2587

- Storm and Sanitary Connections New/Repair
- Water Line New/Repair
- All Right-of-Way/Site work including Storm and Sanitary
- Oil Water Separator, Grease Traps, Storm Water
- Filter Devices & Source Control Inspections
- Erosion Control Initial/Final

RECORD NUMBER: BLDCA19-0545
DATE ISSUED: 01/08/2020 **TO:** PORT OF TACOMA **CONTACT#:** Invalid Phone #
ADDRESS: 1677 Lincoln Ave

WORK DESCRIPTION Removal and replacement of existing roof system at Guardhouse 75 at the Port of Tacoma.

Request All That Apply	Inspection Schedule	Date	BY
	Clear and Grade / Initial Erosion Control		
	Building Footing		
	Building Foundation Walls		
	Plumbing / Mechanical Groundwork		
	Slab (Base and Insulation)		
Required Before The Building Framing Inspection	Floor Framing (prior to decking)		
	Shear Wall Nailing (before siding)		
	Plumbing Rough-in		
	Mechanical Rough-in (HVAC & exhaust)		
	Gas Piping		
	Electrical Rough-in		
	Water Line Installation		
	Storm Line Installation		
	Sanitary / Side Sewer Installation		
	Erosion Control Maintenance (BPM)		
	Building Framing and Caulking		
	Insulation		
Required Before The Building Final Inspection	Drywall		
	Suspended Ceiling (see back of card)		
	Plumbing Final		
	Mechanical Final		
	Electrical Final		
	Utilities Final (Water/Sewer/Storm)		
	Sidewalk, Curb and Gutter, Driveway		
	Sanitary Device Final		
	Storm Device Final		
	Final Erosion Control & Site Stablization		
	Site Development Final		
	Building Final (see back of card)		

WARNING: It is unlawful to occupy the premises until all applicable final inspection have been made.

SUPPLEMENTAL INSPECTIONS ON THE BACK

Supplemental Erosion Control Inspections		Commercial Building Inspections That May Apply	
	By / Date		**By / Date**
Initial Inspection		Electrical for Ceiling Cover	
Maintenance Inspection:		Mechanical for Ceiling Cover	
Maintenance Inspection:		Fire/Sprinkler for Ceiling Cover	
Maintenance Inspection:		Building for Ceiling Cover	
Maintenance Inspection:		Fire/Sprinkler **FINAL**	
Maintenance Inspection:		Water/Backflow **FINAL** (253-502-8215)	
		Zoning/Landscaping **FINAL** (253-591-5030)	
		Boiler **FINAL** (253-596-3902)	

WORK DESCRIPTION

Comments

BLDCA19-0545 Approved Review Tasks

Category	Approved By	Email
Building Review	Lucas Shadduck	lshadduc@cityoftacoma.org

CITY OF TACOMA

Planning and Development Services
(253) 591-5030

747 Market St.
Tacoma, WA 98402
Building Inspections (253) 573-2587
Site Inspections (253) 573-2587

COMMERCIAL ALTERATION PERMIT # BLDCA19-0546

ISSUED: 01/14/2020
EXPIRES: 7/12/2020

PO Number: 18-046.07

SITE INFORMATION	PARCEL OWNER	ISSUED TO
Parcel No.: 8950000231 1675 LINCOLN AVE, TACOMA, WA 98421	PORT OF TACOMA PO BOX 1837 TACOMA WA, 984011837	PORT OF TACOMA PO BOX 1837 TACOMA WA, 984011837

Structure Type: U Utility, miscellaneous

PROJECT DESCRIPTION

REROOF
Port of Tacoma Guardhouse 575
Removal and replacement of existing roof system

Total Value: $41,858.00
Permit Fee: $1,287.11
Payment Info: Credit Card

Building Information

Number of Units:
Zoning: S9
Estimated Value: 41858
Construction Type:
Occupancy Group: U Utility, miscellaneous

Floor Count:
Total Floor Area:
Attached Garage:
Deck:
Porches:

CONDITIONS OF APPROVAL

PRINTED PERMIT AND APPROVED PLANS MUST BE KEPT ON SITE DURING CONSTRUCTION

All plumbing, heating, and electrical work will be performed by either the home owner or by a contractor licensed to do the same. Separate permits are required for other work, including but not limited to, sanitary and storm sewer, sidewalk, curb and gutter, driveways, parking lot paving, street improvements, fire protection, and signs. Plumbing and mechanical permits can be incorporated to some permits.

X _____

THIS PERMIT SHALL BECOME NULL AND VOID IF ANY OF THE ABOVE INFORMATION IS FOUND TO BE INCORRECT

GENERAL:

PERMISSION IS HEREBY GIVEN TO DO THE DESCRIBED WORK, AS NOTED ON THE REVERSE SIDE, ACCORDING TO THE CONDITIONS HEREON AND ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS PERTAINING THERETO, SUBJECT TO COMPLIANCE WITH THE ORDINANCES OF THE CITY OF TACOMA.,

YOUR ATTENTION IS CALLED TO THE FACT THAT IT SHALL BE THE DUTY OF THE PERMITEE (General Contractor) to assure that all necessary inspections are called for and approved by the City Inspectors.

YOUR ATTENTION IS CALLED to the fact that in addition to the called for inspections specified by the applicable codes, the Building Official may make or require any other inspections of any construction work necessary to ascertain compliance with the provisions of City Codes and other laws which are enforced by the City of Tacoma.

YOUR ATTENTION IS CALLED to the fact that in addition to regularly scheduled inspections during construction there shall be a final inspection and approval on all buildings or structures when completed and ready for occupancy. All required off-site improvements (curbs, sidewalks, storm sewers, etc.) must be completed at time of final inspection and prior to occupancy of building. Construction of off-site improvements requires scheduled inspections during construction in addition to the final inspection.

SPECIAL PERMITS

The holder of Special Permits agrees to the following stipulations:

1. To complete the work encompassed by the Special Permit in accordance with the current edition of the WSDOT/APWA Standard Specifications as amended by the City of Tacoma General Special Provisions and in accordance with any special provisions or conditions set forth before final acceptance as required by the provisions of the Right of Way Bond.
2. To indemnify and hold the City of Tacoma harmless from any and all damages done to any person or property which may arise from the construction encompassed by the Special Permit.
3. To submit for review and approval to the Traffic Engineer a traffic control plan developed in accordance with the "Manual on Uniform Traffic Control Devices" {MUTCD). The traffic control plan shall show pedestrian access through the work zone.
4. To protect the public by placing adequate barricades, signs, cones, lights or other traffic control devices in accordance with the approved traffic control plan. It is understood that traffic lane closures and or sidewalk closures are limited to that which is specifically permitted herein. No other closures will be allowed without prior written approval of the City Engineer.
5. To provide and maintain protected pedestrian and ADA compliant disability access on walkways at all times.
6. The City of Tacoma does not guarantee sewer location or depth information. It shall be the permittee's responsibility to verify sewer and sewer stub locations and depths.
7. To restore Rights-of-Way in accordance with the City's Rights-of-Way Restoration Policy and City of Tacoma Standard Plans
8. Trench backfill within all improved streets or streets proposed for improvement shall be full depth bank run gravel or approved equal by the Site & Building Division.
9. All cuts in arterial streets shall be patched and maintained with Hot Mix Asphalt until permanent repairs are completed. All cuts in residential streets or alleys shall be patched and maintained with cold mix asphalt until permanent repairs are made. Permanent repairs shall be per current City of Tacoma Standard Plans. Streets and alleys shall be permanently repaired within 30 days.
10. To be responsible for the preservation of any utilities within the construction area.

CALL TOLL FREE BEFORE YOU DIG -1-800-424-5555 (Utilities Underground Location Center)

11. 24 Hour notice is required prior to any inspection. Site & Building Division 253-591-5760, Traffic Signal/Streetlight 253-591-5287.
12. The Special Permit Expiration date is 30 days from the issue date unless otherwise noted.

Inspection Record Card

Planning and Development Services

Schedule online at TacomaPermits.org/Inspections

Or call at:

NOTICE
Post this card and the approved plans conspicuously on the construction site for inspections.

Building

Structure, Plumbing & Mechanical	253-573-2587
Fire / Sprinkler	253-573-2587
Electrical	253-502-8277
Zoning/Landscaping Final	253-591-5030 (option 4)
Site/ROW	253-573-2587

- Storm and Sanitary Connections New/Repair
- Water Line New/Repair
- All Right-of-Way/Site work including Storm and Sanitary
- Oil Water Separator, Grease Traps, Storm Water
- Filter Devices & Source Control Inspections
- Erosion Control Initial/Final

RECORD NUMBER: BLDCA19-0546
DATE ISSUED: 01/14/2020 **TO:** PORT OF TACOMA **CONTACT#:** Invalid Phone #
ADDRESS: 1675 Lincoln Ave

WORK DESCRIPTION Removal and replacement of existing roof system

Request All That Apply	Inspection Schedule	Date	BY
	Clear and Grade / Initial Erosion Control		
	Building Footing		
	Building Foundation Walls		
	Plumbing / Mechanical Groundwork		
	Slab (Base and Insulation)		
Required Before The Building Framing Inspection	Floor Framing (prior to decking)		
	Shear Wall Nailing (before siding)		
	Plumbing Rough-in		
	Mechanical Rough-in (HVAC & exhaust)		
	Gas Piping		
	Electrical Rough-in		
	Water Line Installation		
	Storm Line Installation		
	Sanitary / Side Sewer Installation		
	Erosion Control Maintenance (BPM)		
	Building Framing and Caulking		
	Insulation		
Required Before The Building Final Inspection	Drywall		
	Suspended Ceiling (see back of card)		
	Plumbing Final		
	Mechanical Final		
	Electrical Final		
	Utilities Final (Water/Sewer/Storm)		
	Sidewalk, Curb and Gutter, Driveway		
	Sanitary Device Final		
	Storm Device Final		
	Final Erosion Control & Site Stablization		
	Site Development Final		
	Building Final (see back of card)		

WARNING: It is unlawful to occupy the premises until all applicable final inspection have been made.

SUPPLEMENTAL INSPECTIONS ON THE BACK

Supplemental Erosion Control Inspections		Commercial Building Inspections That May Apply	
	By / Date		**By / Date**
Initial Inspection		Electrical for Ceiling Cover	
Maintenance Inspection:		Mechanical for Ceiling Cover	
Maintenance Inspection:		Fire/Sprinkler for Ceiling Cover	
Maintenance Inspection:		Building for Ceiling Cover	
Maintenance Inspection:		Fire/Sprinkler **FINAL**	
Maintenance Inspection:		Water/Backflow **FINAL** (253-502-8215)	
		Zoning/Landscaping **FINAL** (253-591-5030)	
		Boiler **FINAL** (253-596-3902)	

WORK DESCRIPTION

Comments

BLDCA19-0546 Approved Review Tasks

Category	Approved By	Email
Building Review	Quyen Thai	qthai@cityoftacoma.org

CITY OF TACOMA

Planning and Development Services
(253) 591-5030

747 Market St.
Tacoma, WA 98402
Building Inspections (253) 573-2587
Site Inspections (253) 573-2587

COMMERCIAL ALTERATION PERMIT # BLDCA19-0547

ISSUED: 12/19/2019
PO Number: 18-046.07 **EXPIRES: 6/16/2020**

SITE INFORMATION	PARCEL OWNER	ISSUED TO
Parcel No.: 8950000061 1002 MILWAUKEE, TACOMA, WA 98421 Structure Type: U Utility, miscellaneous	PORT OF TACOMA PORT/MAERSK/SEALAND PO BOX 1837	PORT OF TACOMA PORT/MAERSK/SEALAND PO BOX 1837 TACOMA WA, 984011837

PROJECT DESCRIPTION

REROOF
Port of Tacoma Guardhouse 975 Reroof
Commercial Strip and Reroof at Guardhouse 975.

Total Value: $19,964.00
Permit Fee: $0.00
Payment Info:

Building Information

Number of Units:
Zoning: PMI
Estimated Value: 19964
Construction Type:
Occupancy Group: U Utility, miscellaneous

Floor Count:
Total Floor Area:
Attached Garage:
Deck:
Porches:

CONDITIONS OF APPROVAL

PRINTED PERMIT AND APPROVED PLANS MUST BE KEPT ON SITE DURING CONSTRUCTION

All plumbing, heating, and electrical work will be performed by either the home owner or by a contractor licensed to do the same. Separate permits are required for other work, including but not limited to, sanitary and storm sewer, sidewalk, curb and gutter, driveways, parking lot paving, street improvements, fire protection, and signs. Plumbing and mechanical permits can be incorporated to some permits.

X _____

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GENERAL:

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YOUR ATTENTION IS CALLED to the fact that in addition to the called for inspections specified by the applicable codes, the Building Official may make or require any other inspections of any construction work necessary to ascertain compliance with the provisions of City Codes and other laws which are enforced by the City of Tacoma.

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SPECIAL PERMITS

The holder of Special Permits agrees to the following stipulations:

1. To complete the work encompassed by the Special Permit in accordance with the current edition of the WSDOT/APWA Standard Specifications as amended by the City of Tacoma General Special Provisions and in accordance with any special provisions or conditions set forth before final acceptance as required by the provisions of the Right of Way Bond.
2. To indemnify and hold the City of Tacoma harmless from any and all damages done to any person or property which may arise from the construction encompassed by the Special Permit.
3. To submit for review and approval to the Traffic Engineer a traffic control plan developed in accordance with the "Manual on Uniform Traffic Control Devices" {MUTCD). The traffic control plan shall show pedestrian access through the work zone.
4. To protect the public by placing adequate barricades, signs, cones, lights or other traffic control devices in accordance with the approved traffic control plan. It is understood that traffic lane closures and or sidewalk closures are limited to that which is specifically permitted herein. No other closures will be allowed without prior written approval of the City Engineer.
5. To provide and maintain protected pedestrian and ADA compliant disability access on walkways at all times.
6. The City of Tacoma does not guarantee sewer location or depth information. It shall be the permittee's responsibility to verify sewer and sewer stub locations and depths.
7. To restore Rights-of-Way in accordance with the City's Rights-of-Way Restoration Policy and City of Tacoma Standard Plans
8. Trench backfill within all improved streets or streets proposed for improvement shall be full depth bank run gravel or approved equal by the Site & Building Division.
9. All cuts in arterial streets shall be patched and maintained with Hot Mix Asphalt until permanent repairs are completed. All cuts in residential streets or alleys shall be patched and maintained with cold mix asphalt until permanent repairs are made. Permanent repairs shall be per current City of Tacoma Standard Plans. Streets and alleys shall be permanently repaired within 30 days.
10. To be responsible for the preservation of any utilities within the construction area.

CALL TOLL FREE BEFORE YOU DIG -1-800-424-5555 (Utilities Underground Location Center)

11. 24 Hour notice is required prior to any inspection. Site & Building Division 253-591-5760, Traffic Signal/Streetlight 253-591-5287.
12. The Special Permit Expiration date is 30 days from the issue date unless otherwise noted.

Inspection Record Card

Planning and Development Services

Schedule online at TacomaPermits.org/Inspections

Or call at:

NOTICE
Post this card and the approved plans conspicuously on the construction site for inspections.

Building

Structure, Plumbing & Mechanical	253-573-2587
Fire / Sprinkler	253-573-2587
Electrical	253-502-8277
Zoning/Landscaping Final	253-591-5030 (option 4)
Site/ROW	253-573-2587

- Storm and Sanitary Connections New/Repair
- Water Line New/Repair
- All Right-of-Way/Site work including Storm and Sanitary
- Oil Water Separator, Grease Traps, Storm Water
- Filter Devices & Source Control Inspections
- Erosion Control Initial/Final

RECORD NUMBER: BLDCA19-0547
DATE ISSUED: 12/19/2019 **TO:** PORT OF TACOMA **CONTACT#:** Invalid Phone #
ADDRESS: 1002 Milwaukee

WORK DESCRIPTION Commercial Strip and Reroof at Guardhouse 975.

Request All That Apply	Inspection Schedule	Date	BY
	Clear and Grade / Initial Erosion Control		
	Building Footing		
	Building Foundation Walls		
	Plumbing / Mechanical Groundwork		
	Slab (Base and Insulation)		
Required Before The Building Framing Inspection	Floor Framing (prior to decking)		
	Shear Wall Nailing (before siding)		
	Plumbing Rough-in		
	Mechanical Rough-in (HVAC & exhaust)		
	Gas Piping		
	Electrical Rough-in		
	Water Line Installation		
	Storm Line Installation		
	Sanitary / Side Sewer Installation		
	Erosion Control Maintenance (BPM)		
	Building Framing and Caulking		
	Insulation		
Required Before The Building Final Inspection	Drywall		
	Suspended Ceiling (see back of card)		
	Plumbing Final		
	Mechanical Final		
	Electrical Final		
	Utilities Final (Water/Sewer/Storm)		
	Sidewalk, Curb and Gutter, Driveway		
	Sanitary Device Final		
	Storm Device Final		
	Final Erosion Control & Site Stablization		
	Site Development Final		
	Building Final (see back of card)		

WARNING: It is unlawful to occupy the premises until all applicable final inspection have been made.

SUPPLEMENTAL INSPECTIONS ON THE BACK

Supplemental Erosion Control Inspections		Commercial Building Inspections That May Apply	
	By / Date		**By / Date**
Initial Inspection		Electrical for Ceiling Cover	
Maintenance Inspection:		Mechanical for Ceiling Cover	
Maintenance Inspection:		Fire/Sprinkler for Ceiling Cover	
Maintenance Inspection:		Building for Ceiling Cover	
Maintenance Inspection:		Fire/Sprinkler **FINAL**	
Maintenance Inspection:		Water/Backflow **FINAL** (253-502-8215)	
		Zoning/Landscaping **FINAL** (253-591-5030)	
		Boiler **FINAL** (253-596-3902)	

WORK DESCRIPTION

Comments

BLDCA19-0547 Approved Review Tasks

Category	Approved By	Email
Building Review	Chris Seaman	cseaman@cityoftacoma.org
Critical Areas Review	Jessica Malaier	jmalaier@cityoftacoma.org
Flood Hazard Review	Jessica Malaier	jmalaier@cityoftacoma.org
Steep Slopes Review	Jessica Malaier	jmalaier@cityoftacoma.org

CITY OF TACOMA

Planning and Development Services
(253) 591-5030

747 Market St.
Tacoma, WA 98402
Building Inspections (253) 573-2587
Site Inspections (253) 573-2587

COMMERCIAL ALTERATION PERMIT # BLDCA19-0548

ISSUED: 01/14/2020
EXPIRES: 7/12/2020

PO Number: 18-046.07

SITE INFORMATION	PARCEL OWNER	ISSUED TO
Parcel No.: 8950000181 1002 MILWAUKEE, TACOMA, WA 98421 Structure Type: U Utility, miscellaneous	PORT OF TACOMA PORT/MAERSK/SEALAND PO BOX 1837	PORT OF TACOMA PORT/MAERSK/SEALAND PO BOX 1837 TACOMA WA, 984011837

PROJECT DESCRIPTION

REROOF
Port of Tacoma Building 700
Commercial Strip and Reroof at Building 700 Truck Scale.

Total Value: $245,645.00
Permit Fee: $3,865.79
Payment Info: Credit Card

Building Information

Number of Units:
Zoning: PMI
Estimated Value: 245645
Construction Type:
Occupancy Group: U Utility, miscellaneous

Floor Count:
Total Floor Area:
Attached Garage:
Deck:
Porches:

CONDITIONS OF APPROVAL

PRINTED PERMIT AND APPROVED PLANS MUST BE KEPT ON SITE DURING CONSTRUCTION

All plumbing, heating, and electrical work will be performed by either the home owner or by a contractor licensed to do the same. Separate permits are required for other work, including but not limited to, sanitary and storm sewer, sidewalk, curb and gutter, driveways, parking lot paving, street improvements, fire protection, and signs. Plumbing and mechanical permits can be incorporated to some permits.

X _____

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GENERAL:

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SPECIAL PERMITS

The holder of Special Permits agrees to the following stipulations:

1. To complete the work encompassed by the Special Permit in accordance with the current edition of the WSDOT/APWA Standard Specifications as amended by the City of Tacoma General Special Provisions and in accordance with any special provisions or conditions set forth before final acceptance as required by the provisions of the Right of Way Bond.
2. To indemnify and hold the City of Tacoma harmless from any and all damages done to any person or property which may arise from the construction encompassed by the Special Permit.
3. To submit for review and approval to the Traffic Engineer a traffic control plan developed in accordance with the "Manual on Uniform Traffic Control Devices" {MUTCD). The traffic control plan shall show pedestrian access through the work zone.
4. To protect the public by placing adequate barricades, signs, cones, lights or other traffic control devices in accordance with the approved traffic control plan. It is understood that traffic lane closures and or sidewalk closures are limited to that which is specifically permitted herein. No other closures will be allowed without prior written approval of the City Engineer.
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7. To restore Rights-of-Way in accordance with the City's Rights-of-Way Restoration Policy and City of Tacoma Standard Plans
8. Trench backfill within all improved streets or streets proposed for improvement shall be full depth bank run gravel or approved equal by the Site & Building Division.
9. All cuts in arterial streets shall be patched and maintained with Hot Mix Asphalt until permanent repairs are completed. All cuts in residential streets or alleys shall be patched and maintained with cold mix asphalt until permanent repairs are made. Permanent repairs shall be per current City of Tacoma Standard Plans. Streets and alleys shall be permanently repaired within 30 days.
10. To be responsible for the preservation of any utilities within the construction area.

CALL TOLL FREE BEFORE YOU DIG -1-800-424-5555 (Utilities Underground Location Center)

11. 24 Hour notice is required prior to any inspection. Site & Building Division 253-591-5760, Traffic Signal/Streetlight 253-591-5287.
12. The Special Permit Expiration date is 30 days from the issue date unless otherwise noted.

Inspection Record Card

Planning and Development Services

Schedule online at TacomaPermits.org/Inspections

Or call at:

NOTICE
Post this card and the approved plans conspicuously on the construction site for inspections.

Building

Structure, Plumbing & Mechanical	253-573-2587
Fire / Sprinkler	253-573-2587
Electrical	253-502-8277
Zoning/Landscaping Final	253-591-5030 (option 4)
Site/ROW	253-573-2587

- Storm and Sanitary Connections New/Repair
- Water Line New/Repair
- All Right-of-Way/Site work including Storm and Sanitary
- Oil Water Separator, Grease Traps, Storm Water
- Filter Devices & Source Control Inspections
- Erosion Control Initial/Final

RECORD NUMBER: BLDCA19-0548
DATE ISSUED: 01/14/2020 **TO:** PORT OF TACOMA **CONTACT#:** Invalid Phone #
ADDRESS: 1002 Milwaukee

WORK DESCRIPTION Commercial Strip and Reroof at Building 700 Truck Scale.

Request All That Apply	Inspection Schedule	Date	BY
	Clear and Grade / Initial Erosion Control		
	Building Footing		
	Building Foundation Walls		
	Plumbing / Mechanical Groundwork		
	Slab (Base and Insulation)		
Required Before The Building Framing Inspection	Floor Framing (prior to decking)		
	Shear Wall Nailing (before siding)		
	Plumbing Rough-in		
	Mechanical Rough-in (HVAC & exhaust)		
	Gas Piping		
	Electrical Rough-in		
	Water Line Installation		
	Storm Line Installation		
	Sanitary / Side Sewer Installation		
	Erosion Control Maintenance (BPM)		
	Building Framing and Caulking		
	Insulation		
Required Before The Building Final Inspection	Drywall		
	Suspended Ceiling (see back of card)		
	Plumbing Final		
	Mechanical Final		
	Electrical Final		
	Utilities Final (Water/Sewer/Storm)		
	Sidewalk, Curb and Gutter, Driveway		
	Sanitary Device Final		
	Storm Device Final		
	Final Erosion Control & Site Stablization		
	Site Development Final		
	Building Final (see back of card)		

WARNING: It is unlawful to occupy the premises until all applicable final inspection have been made.

SUPPLEMENTAL INSPECTIONS ON THE BACK

Supplemental Erosion Control Inspections		Commercial Building Inspections That May Apply	
	By / Date		**By / Date**
Initial Inspection		Electrical for Ceiling Cover	
Maintenance Inspection:		Mechanical for Ceiling Cover	
Maintenance Inspection:		Fire/Sprinkler for Ceiling Cover	
Maintenance Inspection:		Building for Ceiling Cover	
Maintenance Inspection:		Fire/Sprinkler **FINAL**	
Maintenance Inspection:		Water/Backflow **FINAL** (253-502-8215)	
		Zoning/Landscaping **FINAL** (253-591-5030)	
		Boiler **FINAL** (253-596-3902)	

WORK DESCRIPTION

Comments

BLDCA19-0548 Approved Review Tasks

Category	Approved By	Email
Building Review	Quyen Thai	qthai@cityoftacoma.org
Critical Areas Review	Jessica Malaier	jmalaier@cityoftacoma.org
Flood Hazard Review	Jessica Malaier	jmalaier@cityoftacoma.org
Steep Slopes Review	Jessica Malaier	jmalaier@cityoftacoma.org

CITY OF TACOMA

Planning and Development Services
(253) 591-5030

747 Market St.
Tacoma, WA 98402
Building Inspections (253) 573-2587
Site Inspections (253) 573-2587

COMMERCIAL ALTERATION PERMIT # BLDCA19-0549

ISSUED: 01/08/2020
EXPIRES: 7/6/2020

PO Number: 18-046.07

SITE INFORMATION	PARCEL OWNER	ISSUED TO
Parcel No.: 8950000181 1675 LINCOLN, TACOMA, WA 98421	PORT OF TACOMA PORT/MAERSK/SEALAND PO BOX 1837	PORT OF TACOMA PORT/MAERSK/SEALAND PO BOX 1837 TACOMA WA, 984011837

Structure Type: U Utility, miscellaneous

PROJECT DESCRIPTION

REROOF
Port of Tacoma Building 900
Commercial strip, repair and reroof

Total Value: $443,195.00
Permit Fee: $6,182.39
Payment Info: Credit Card

Building Information

Number of Units:
Zoning: PMI
Estimated Value: 443195
Construction Type:
Occupancy Group: U Utility, miscellaneous

Floor Count:
Total Floor Area:
Attached Garage:
Deck:
Porches:

CONDITIONS OF APPROVAL

PRINTED PERMIT AND APPROVED PLANS MUST BE KEPT ON SITE DURING CONSTRUCTION

All plumbing, heating, and electrical work will be performed by either the home owner or by a contractor licensed to do the same. Separate permits are required for other work, including but not limited to, sanitary and storm sewer, sidewalk, curb and gutter, driveways, parking lot paving, street improvements, fire protection, and signs. Plumbing and mechanical permits can be incorporated to some permits.

X _____

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GENERAL:

PERMISSION IS HEREBY GIVEN TO DO THE DESCRIBED WORK, AS NOTED ON THE REVERSE SIDE, ACCORDING TO THE CONDITIONS HEREON AND ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS PERTAINING THERETO, SUBJECT TO COMPLIANCE WITH THE ORDINANCES OF THE CITY OF TACOMA.,

YOUR ATTENTION IS CALLED TO THE FACT THAT IT SHALL BE THE DUTY OF THE PERMITEE (General Contractor) to assure that all necessary inspections are called for and approved by the City Inspectors.

YOUR ATTENTION IS CALLED to the fact that in addition to the called for inspections specified by the applicable codes, the Building Official may make or require any other inspections of any construction work necessary to ascertain compliance with the provisions of City Codes and other laws which are enforced by the City of Tacoma.

YOUR ATTENTION IS CALLED to the fact that in addition to regularly scheduled inspections during construction there shall be a final inspection and approval on all buildings or structures when completed and ready for occupancy. All required off-site improvements (curbs, sidewalks, storm sewers, etc.) must be completed at time of final inspection and prior to occupancy of building. Construction of off-site improvements requires scheduled inspections during construction in addition to the final inspection.

SPECIAL PERMITS

The holder of Special Permits agrees to the following stipulations:

1. To complete the work encompassed by the Special Permit in accordance with the current edition of the WSDOT/APWA Standard Specifications as amended by the City of Tacoma General Special Provisions and in accordance with any special provisions or conditions set forth before final acceptance as required by the provisions of the Right of Way Bond.
2. To indemnify and hold the City of Tacoma harmless from any and all damages done to any person or property which may arise from the construction encompassed by the Special Permit.
3. To submit for review and approval to the Traffic Engineer a traffic control plan developed in accordance with the "Manual on Uniform Traffic Control Devices" {MUTCD). The traffic control plan shall show pedestrian access through the work zone.
4. To protect the public by placing adequate barricades, signs, cones, lights or other traffic control devices in accordance with the approved traffic control plan. It is understood that traffic lane closures and or sidewalk closures are limited to that which is specifically permitted herein. No other closures will be allowed without prior written approval of the City Engineer.
5. To provide and maintain protected pedestrian and ADA compliant disability access on walkways at all times.
6. The City of Tacoma does not guarantee sewer location or depth information. It shall be the permittee's responsibility to verify sewer and sewer stub locations and depths.
7. To restore Rights-of-Way in accordance with the City's Rights-of-Way Restoration Policy and City of Tacoma Standard Plans
8. Trench backfill within all improved streets or streets proposed for improvement shall be full depth bank run gravel or approved equal by the Site & Building Division.
9. All cuts in arterial streets shall be patched and maintained with Hot Mix Asphalt until permanent repairs are completed. All cuts in residential streets or alleys shall be patched and maintained with cold mix asphalt until permanent repairs are made. Permanent repairs shall be per current City of Tacoma Standard Plans. Streets and alleys shall be permanently repaired within 30 days.
10. To be responsible for the preservation of any utilities within the construction area.

CALL TOLL FREE BEFORE YOU DIG -1-800-424-5555 (Utilities Underground Location Center)

11. 24 Hour notice is required prior to any inspection. Site & Building Division 253-591-5760, Traffic Signal/Streetlight 253-591-5287.
12. The Special Permit Expiration date is 30 days from the issue date unless otherwise noted.

Inspection Record Card

Planning and Development Services

Schedule online at TacomaPermits.org/Inspections

Or call at:

NOTICE
Post this card and the approved plans conspicuously on the construction site for inspections.

Building

Structure, Plumbing & Mechanical	253-573-2587
Fire / Sprinkler	253-573-2587
Electrical	253-502-8277
Zoning/Landscaping Final	253-591-5030 (option 4)
Site/ROW	253-573-2587

- Storm and Sanitary Connections New/Repair
- Water Line New/Repair
- All Right-of-Way/Site work including Storm and Sanitary
- Oil Water Separator, Grease Traps, Storm Water
- Filter Devices & Source Control Inspections
- Erosion Control Initial/Final

RECORD NUMBER: BLDCA19-0549
DATE ISSUED: 01/08/2020 **TO:** PORT OF TACOMA **CONTACT#:** Invalid Phone #
ADDRESS: 1675 Lincoln

WORK DESCRIPTION Commercial strip, repair and reroof

Request All That Apply	Inspection Schedule	Date	BY
	Clear and Grade / Initial Erosion Control		
	Building Footing		
	Building Foundation Walls		
	Plumbing / Mechanical Groundwork		
	Slab (Base and Insulation)		
Required Before The Building Framing Inspection	Floor Framing (prior to decking)		
	Shear Wall Nailing (before siding)		
	Plumbing Rough-in		
	Mechanical Rough-in (HVAC & exhaust)		
	Gas Piping		
	Electrical Rough-in		
	Water Line Installation		
	Storm Line Installation		
	Sanitary / Side Sewer Installation		
	Erosion Control Maintenance (BPM)		
	Building Framing and Caulking		
	Insulation		
Required Before The Building Final Inspection	Drywall		
	Suspended Ceiling (see back of card)		
	Plumbing Final		
	Mechanical Final		
	Electrical Final		
	Utilities Final (Water/Sewer/Storm)		
	Sidewalk, Curb and Gutter, Driveway		
	Sanitary Device Final		
	Storm Device Final		
	Final Erosion Control & Site Stablization		
	Site Development Final		
	Building Final (see back of card)		

WARNING: It is unlawful to occupy the premises until all applicable final inspection have been made.

SUPPLEMENTAL INSPECTIONS ON THE BACK

Supplemental Erosion Control Inspections		Commercial Building Inspections That May Apply	
	By / Date		**By / Date**
Initial Inspection		Electrical for Ceiling Cover	
Maintenance Inspection:		Mechanical for Ceiling Cover	
Maintenance Inspection:		Fire/Sprinkler for Ceiling Cover	
Maintenance Inspection:		Building for Ceiling Cover	
Maintenance Inspection:		Fire/Sprinkler **FINAL**	
Maintenance Inspection:		Water/Backflow **FINAL** (253-502-8215)	
		Zoning/Landscaping **FINAL** (253-591-5030)	
		Boiler **FINAL** (253-596-3902)	

WORK DESCRIPTION

Comments

BLDCA19-0549 Approved Review Tasks

Category	Approved By	Email
Building Review	Lucas Shadduck	lshadduc@cityoftacoma.org
Critical Areas Review	Jessica Malaier	jmalaier@cityoftacoma.org
Flood Hazard Review	Lucas Shadduck	lshadduc@cityoftacoma.org
Steep Slopes Review	Craig Kuntz	ckuntz@cityoftacoma.org

APPENDIX C
SEPA EXEMPTION

MEMORANDUM

DATE: November 20, 2014

TO: Port of Tacoma SEPA File

FROM: Jennifer Stebbings

SUBJECT: SEPA Exemption – Terminal and Shoreline Area Routine Maintenance and Repair

The Port of Tacoma (Port) currently owns multiple properties that require regular maintenance and repair to ensure a safe and efficient operation. The project sites are located on Port properties throughout the Tacoma Tideflats. All properties are zoned S-10 Port Industrial.

The project includes routine maintenance and repair work that will occur over a five year period commencing once the Port receives all necessary approvals, which may include a Nationwide 3 permit from the U.S. Army Corps of Engineers, a Hydraulic Project Approval from the Washington State Department of Fish and Wildlife, and a formal exemption letter from the City of Tacoma covering both Shoreline and Critical Area requirements.

The routine maintenance and repair activities apply to the following typical Port infrastructure: hanging and bolt-on fender systems and rub strips; bull rails; bollards; utilities (excluding stormwater infrastructure); power/gear switches; crane rails; dock surfaces (planks, pavement); other existing paved and impervious surfaces; building exteriors; containment berms; light poles; safety equipment and platforms; navigation lights; and cathodic protection systems. The following routine maintenance and repair activities are needed to maintain the integrity of Port infrastructure and to operate safely and efficiently.

Hanging and bolt-on fender systems and rub strip repair: Work will occur from existing piers located above and adjacent to marine waters and in the 100-year floodplain. To replace the fenders and rub strips, a derrick is maneuvered as close as possible to the wingwall where it holds the replacement fender or rub strip while the bolts are removed by hand. The original fender or rub strip is then lowered and loaded onto a barge or truck and removed from the site. The replacement fender or rub strip is then held and bolted into place.

Bull rail repairs/maintenance: Work will occur from existing piers located above and adjacent to marine waters and in the 100-year floodplain. No parts of the bull rail are in contact with the water. The bull rail and decking are generally installed manually using hand tools from the dock surface. However, on occasion, it will be necessary to use a forklift or backhoe to remove heavy sections.

Bollard installation/relocation (includes mooring hardware): Work will occur from existing piers located above and adjacent to marine waters and in the 100-year floodplain. The concrete of the bull rail and pile cap will be chipped away to expose the rebar, and holes will be drilled in the broken concrete surface. Dowels will be epoxied into the holes to provide solid anchoring points for the new concrete to help integrate the old and the new as one structure. The new bollard will be placed in position and integrated into the existing rebar and concrete and the pour will be formed up, then the new concrete will be poured and finished.

Utility maintenance (excluding stormwater): Work can occur from existing piers located above and adjacent to marine waters and within the 100-year floodplain. Maintenance in areas landward of the Ordinary High Water Mark (OHWM) may include trenching, backfilling and repaving.

Repair or replacement of underground utilities will require existing pavement to be saw cut and removed for trenching. Trenching will remove the subgrade material to allow access to the existing utilities. Once repairs are complete the trench will be backfilled with excavated material or new clean imported material. All excavated material not used will be stockpiled for testing and proper disposal offsite. Repaving will be conducted to match the existing surface, grade, and asphalt thickness.

Maintenance and repair of electrical equipment will be conducted based on the associated building and common industrial standard.

Warning system equipment maintenance and repair includes work on speaker arrays, strobes, and control cabinets that are located on poles in upland locations.

Power/Switch gear maintenance: Work may occur from existing piers located above and adjacent to marine waters and within the 100-year floodplain.

Maintenance and repair of electrical equipment will be conducted based on the associated building and common industrial standard.

Crane rail repairs: Work will occur from existing paved wharfs located above and adjacent to marine waters and within the 100-year floodplain. All work will occur from the surface of the existing paved wharf.

Deck repairs including re-planking of dock surfaces (wood): Work will occur above and adjacent to marine waters and within the 100-year floodplain. Specifically, deteriorated timber planks will be removed and replaced with new timber planks. No in-water work will occur; all equipment will be positioned on the dock itself; and no increase in footprint or overwater coverage is proposed.

The deteriorated timber will be removed by cutting with a chainsaw and lifting out either by hand or with a truck-mounted davit. Due to the severe constraints beneath the dock, the Port will not be able to employ work floats or tarps to capture falling debris; however, workers will operate a vacuum while using power tools to cut decking, and skim any debris that may escape the vacuum to minimize impacts to the waterbody. Replacement timbers will be installed using hand tools.

Re-paving existing paved areas: Work will occur landward of the OHWM and may occur within the 100-year floodplain. The old surface will be milled away. An application of a tack coat will be applied and a new layer asphalt will then be laid down with paving machines and rollers.

Exterior building repairs and maintenance: Work will occur above and adjacent to marine waters and within the 100-year floodplain. Maintenance and repair work will be conducted from improved areas surrounding existing buildings. Typical equipment may include lifts, scaffolding, and trucks. Landscaping maintenance is limited to the immediate area surrounding buildings and parking areas that are not part of a restoration, mitigation, or other area that is not already regularly maintained.

Containment berm installation and maintenance: Work will occur landward of the OHWM and may occur within the 100-year floodplain. Typical equipment used to construct a containment berm includes trucks and paving equipment.

Light pole maintenance: Work will occur above and adjacent to marine waters and within the 100-year floodplain. Typical equipment will include lifts and trucks.

Maintenance of safety equipment: Work will occur above and adjacent to marine waters and within the 100-year floodplain. Safety equipment will be installed using hand tools on the dock surface or with the use of a boom truck operated from the dock or a barge. Workers will operate a vacuum while using power tools to cut decking in over water areas and skim any debris that may escape the vacuum to minimize waterbody impacts.

Safety ladders are approximately 30 feet long and 24 inches wide and are mounted to the face of the wharf or pier (please see Figure 1 for standard dimensions). Life rings and their housing are approximately 2 feet by 2 feet and are mounted to the top of the wharf or pier.

Navigation light maintenance and replacement: Work will occur above and adjacent to marine waters and within the 100-year floodplain. Navigation lights will be accessed by boat and replaced with hand tools.

Safety platform maintenance: Work will occur above and adjacent to marine waters and within the 100-year floodplain. Line platforms will be accessed from the pier and will be maintained with hand tools and/or use of a boom truck operated from the pier.

Cathodic protection system repair/maintenance: Work will occur within the 100 year floodplain above and in marine waters. Repair and maintenance will be done with hand tools from a floating work platform and/or by divers.
The Port of Tacoma will ensure that the maintenance activities do not harm wildlife, vegetation or other elements of the shoreline environment. In addition to the following BMPs, the maintenance activities will be designed to comply with applicable federal, state and local laws and regulations to avoid and minimize adverse impacts to the aquatic environment.

The following BMPs apply to all maintenance activities:

- Each activity will comply with the Washington Department of Fish and Wildlife Hydraulic Project Approval requirements including timing restrictions to protect juvenile salmonid migration.
- Each activity will comply with water quality restrictions imposed by the Washington Department of Ecology and implement corrective measures if water quality standards are exceeded.
- If a contractor performs the maintenance activities, they will be required to prepare a Spill Prevention, Control and Countermeasures plan (SPCC). The SPCC plan will describe how the contractor will store all fuels and hazardous substances that may be onsite during construction. It will include procedures that the contractor will follow in the event of a fuel or chemical spill, and will require the contractor to have a spill response kit that will prevent spilled material from entering surface waters. The plan will also include emergency phone numbers and contacts that will be made in the event of a spill.
- No petroleum products, hydraulic fluids, chemicals, or any other polluting substances shall be allowed to enter waters of the state.
- Fuel hoses, oil drums, oil or fuel transfer valves and fittings, etc., will be checked regularly for drips or leaks, and shall be maintained and stored properly with secondary containment to prevent spills.
- Once the activity is complete, all temporary work structures, devices, equipment, materials, man-made debris and wastes from the project shall be completely removed from the shoreline.
- Temporary floating work platforms will not disturb eelgrass, kelp, and/or intertidal wetland vascular plants.
- Work that could result in debris and substances entering waters of the state shall include a containment structure capable of collecting all debris and substances. Where space or worker safety constraints preclude the use of such structures, workers will operate a vacuum

while using power tools to cut or drill, and will skim any debris that may escape the vacuum to minimize waterbody impacts.
- No stockpiling or staging of materials will occur waterward of the OHWM of any waterbody, except for when work is occurring on a paved wharf/pier. Stockpiles will be covered with plastic to prevent contact with the elements and erosion.
- All areas for equipment fuel storage will be located 150 feet from open water or wetlands.
- Fueling and servicing of all equipment will be confined to an established staging area that is at least 150 feet from open water or wetlands.
- A spill kit with oil-absorbent materials is on site to be used in the event of a spill.
- Deck and storm drain inlets will be protected to prevent sediment and contaminants from entering the waterways or storm drain system.
- Proper BMPs such as a silt fence and/or straw wattles will be used to provide a physical barrier to sediment and prevent runoff.

BMPs specific to the maintenance activity include, but are not limited to:

Hanging and bolt-on fender systems and rub strip repair
- A small barge, wood and/or cloth barrier will be used to catch debris to prevent it from falling into the water.

Bull rail repairs/maintenance
- A small barge, wood and/or cloth barrier will be used to catch debris to prevent it from falling into the water.

Bollard installation/relocation (includes mooring hardware)
- Stormwater BMPs will be in place to ensure that concrete dust is not carried through the deck drains on the wharf/pier, and to ensure that stormwater does not contact wet or fresh concrete.
- A small barge, wood and/or cloth barrier will be used to catch the concrete as it is chipped to prevent it from falling into the water.
- Concrete forms will be completely sealed on the bottom and sides to prevent wet concrete from escaping and dropping into the water.
- Washwater and leftover concrete product will not be allowed to drain onto the deck or into storm drains or allowed to drain to waters of the state.

Utility maintenance (excluding stormwater)
- Work that could result in debris and substances entering waters of the state shall include a containment structure capable of collecting all debris and substances.
- Stormwater BMPs will be in place to ensure that concrete dust is not carried through the deck drains on the pier/wharf, and to ensure that stormwater does not contact wet or fresh concrete.
- Slurry, cuttings, or process water will not be allowed to drain to waters of the state or stormwater conveyance systems.

Power/Switch gear maintenance
- Stormwater BMPs will be in place to ensure that concrete dust is not carried through the deck drains on the pier/wharf, and to ensure that stormwater does not contact wet or fresh concrete.
- Washwater and leftover concrete product will not be allowed to drain onto the deck or into storm drains or allowed to drain to waters of the state.

Crane rail repairs

- Work that could result in debris and substances entering waters of the state shall include a containment structure capable of collecting all debris and substances.
- Stormwater BMPs will be in place to ensure that concrete dust is not carried through the deck drains on the pier/wharf, and to ensure that stormwater does not contact wet or fresh concrete.
- Slurry, cuttings, or process water will not be allowed to drain to waters of the state or stormwater conveyance systems.
- Concrete forms will be completely sealed on the bottom and sides to prevent wet concrete from escaping and dropping into the water.
- Washwater and leftover concrete product will not be allowed to drain to deck or storm drains or allowed to drain to waters of the state.

Deck repairs including re-planking of dock surfaces (wood)

- Work floats or tarps will be used to capture any falling debris to prevent any material from entering the waterway. Where such space or worker safety constraints preclude the use of such structures, workers will operate a vacuum while using power tools to cut or drill, and will skim any debris that may escape the vacuum to minimize waterbody impacts.
- Excess or waste materials will not be allowed to enter waters of the state. All such materials will be collected and recycled or disposed of at an approved upland facility.
- Wood treated with creosote or pentachlorophenol will not be used.
- Any deck overlay removal and/or replacement must have a sound subsurface that will prevent existing or new overlay material from entering waters of the state.

Re-paving existing paved areas

- Slurry, cuttings, or process water will not be allowed to drain to waters of the state or stormwater conveyance systems.
- Washwater and leftover concrete product will not be allowed to drain to deck or storm drains or allowed to drain to waters of the state.

Exterior building repairs and maintenance

- Slurry, cuttings, or process water will not be allowed to drain to waters of the state or stormwater conveyance systems.
- Work that could result in debris and substances entering state water shall include a containment structure capable of collecting all debris and substances.

Containment berm installation and maintenance

- Slurry, cuttings, or process water will not be allowed to drain to waters of the state or stormwater conveyance systems.

Light pole maintenance

- Slurry, cuttings, or process water will not be allowed to drain to waters of the state or stormwater conveyance systems.

Safety equipment installation/relocation (ladders, flotation devices, etc.)

- A small barge, wood and/or cloth barrier will be used to catch debris to prevent it from falling into the water.

Navigation light maintenance and replacement

- Work that could result in debris and substances entering waters of the state shall include a containment structure capable of collecting all debris and substances.

Safety platform maintenance

- A small barge, wood and/or cloth barrier will be used to catch debris to prevent it from falling into the water.

Cathodic protection system repair/maintenance
Work that could result in debris and substances entering waters of the state shall include a containment structure capable of collecting all debris and substances.
SEPA Finding: The Port of Tacoma, as lead agency, has determined that there is no establishment, change, or material expansion in use for the project and it is categorically exempt from SEPA review based on the criteria described in WAC 197-11-800(3).

WAC 197-11-800(3): Repair, remodeling and maintenance activities—The following activities shall be categorically exempt: The repair, remodeling, maintenance, or minor alteration of existing private or public structures, facilities or equipment, including utilities, involving no material expansions or changes beyond that previously existing; except that, where undertaken wholly or in part on lands covered by water, only minor repair or replacement of structures may be exempt (examples include repair or replacement of pilings, ramps, floats, or mooring buoys, or minor repair, alteration, or maintenance of docks.

Tony Warfield
Senior Environmental Project Manager

11/25/14
Date

APPENDIX D

SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT EXEMPTION

City of Tacoma
Planning and Development Services

March 17, 2015

Jennifer Stebbings
Port of Tacoma
P.O. Box 1837
Tacoma, WA 98401

RE: Shoreline Substantial Development Permit Exemption
File No. SHR2014-40000237530, Facilities Maintenance, Multiple Sites

Dear Ms. Stebbings:

You have requested an exemption from a Shoreline Substantial Development Permit to allow the repair and maintenance of Port facilities at multiple sites within the Port of Tacoma, all within the "S-10" Port Industrial and "S-13" Waters of the State Shoreline Districts.

The repair and maintenance activities include the following:

- Hanging and bolt-on fender systems and rub strip repair
- Bull rail repairs/maintenance/replacement
- Bollard installation/relocation (includes mooring hardware)
- Utility maintenance (excluding stormwater), including the repair and replacement of electric, domestic water, fire water, communications and warning systems
- Power/Switch gear maintenance, including upgrades and increasing capacity allowed per code
- Crane rail repairs
- Deck repairs including re-planking of dock surfaces (wood)
- Re-surfacing existing impervious areas (paved areas and gravel areas)
- Exterior building repairs and maintenance, including windows, doors, siding, landscaping, roofing, and associated equipment (e.g., HVAC, etc.).
- Containment berm installation and maintenance
- Light pole maintenance
- Safety equipment maintenance, including safety ladders, life rings, and floatation devices and navigation lights
- Safety platform maintenance
- Cathodic protection system repair/maintenance

The majority of the work is anticipated to take place on or from the surface of existing piers and wharves, which are above or adjacent to the waterway and within the floodplain. Work on existing buildings and paved areas will be landward of the OHWM. Exceptions to this include replacement of navigation lights, done from boats, and any in-water work for the relocation of bollards.

For each maintenance project, best practices will be used to ensure no debris enters the waters of the state, and will comply with water quality standards and habitat protection standards per

the State of Washington. Port of Tacoma employees and/or its contractors will prepare spill prevention plans. Further, following work, each site will be returned to its current state.

Attachment “A” shows the locations of the proposed work.

The *Tacoma Shoreline Master Program* (*TSMP*) designates the sites of the proposed activity as “High Intensity” environment and provides policy guidance maintenance, repair, and demolition activities. The proposed repairs are consistent with the policies of the *TSMP,* as they are intended to prevent the cessation of lawfully-established Port uses, and, except where required by code, do not increase the capacity of the systems being repaired.

The Master Program sets forth allowed uses for the “S-10” District in Chapters 6.1, 7.6, and 9.12. Port activities and the maintenance and repair thereof are allowed development activities within that district. Work within the “S-13” District is allowed in conjunction with permitted uses and activities at the upland locations. The proposed shoreline maintenance work meets all these requirements. The applicant will meet all requirements of the *TSMP* and will pursue all required permits prior to starting work.

Pursuant t*o WAC* 197-11-800, subsection (3) and the City of Tacoma’s SEPA Procedures, this proposed action is categorically exempt from the Threshold Determination and Environmental Impact Statement requirements of SEPA.

The site is also located within a Fish and Wildlife Habitat Conservation Area. The site has been reviewed by Theresa Dusek, Natural Resource Consultant. Ms. Dusek concludes that the proposed project is not likely to cause substantial adverse impacts to the shoreline environment. See Attachment “B” for a copy of Ms. Dusek’s technical memorandum.

Based on the above findings, the requested exemption to the City’s Shoreline Substantial Development Permit requirement is consistent with the policies of the *SMA*, the policies and implementing regulations of the *TSMP* and with the criteria set forth in the *WAC* and *RCW* for the authorization of such permits.

The following are conditional **requirements**:

Conditions

1. The applicant shall apply for and receive approval of any required building permit from the City of Tacoma prior to any work.
2. The applicant shall follow all proposed installation and construction methods and best management practices for minimizing unintended impacts during repair and maintenance of all structures.
3. All trash and unauthorized fill, including concrete blocks or pieces, bricks, asphalt, metal, treated wood, glass, floating debris, and paper, below the OHWM in and around the applicant's repair project areas shall be removed and deposited at an approved upland disposal site.
4. No stockpiling or staging of materials will occur below the OHWM of any water body.
5. All shoreline work shall be completed within the approved work windows designated by the Washington State Department of Fish and Wildlife (WDFW).
6. The applicant shall notify the City of Tacoma and pertinent state and federal agencies should an unexpected spill of fuel or other chemicals occur in Commencement Bay or associated waterways.

7. The City of Tacoma is not the only agency with jurisdiction over the project area. The applicant is responsible for coordinating any required reviews and/or approvals with the WDFW, Washington State Department of Ecology, and U. S. Army Corps of Engineers and shall provide documentation to the City of Tacoma.
8. This exemption shall be valid for a period not to exceed 5 years from the date of issuance. Should the Shoreline Master Program be revised prior to the completion of this project, additional review may be required.

In addition, the applicant is advised of the following:

- This permit is only applicable to the proposed project as described above and based upon the information submitted by the applicant. Modifications to this proposal and future activities or development within the regulated buffers may be subject to further review and additional permits as required in accordance with the *Tacoma Municipal Code*.
- The applicant must obtain other approvals prior to construction as required by other local, state and federal agencies. The City of Tacoma is not the only reviewing agency with jurisdiction over the project area. The Army Corps of Engineers and State Department of Fish and Wildlife have requirements regarding work within regulated waters that may be applicable to the project.
- This exemption is applicable only to areas within 200 feet of the OHWM of waters of the state. It is not meant to constitute an exemption from *TMC*13.11 Critical Areas. Should work outside the Shoreline jurisdiction occur within vicinity of a non-associated critical area, additional review may be required.

We are issuing this letter of exemption per the provisions of *TMC* Section 13.10 to comply with the requirements of *WAC* 173-27-050 and *WAC* 173-27-040. Should you have any further questions or requests please do not hesitate to contact me at 253-591-5121.

Sincerely,

Shirley Schultz
Principal Planner

cc via regular and electronic mail:
Planning and Development Services, Peter Huffman, Steven Atkinson, Theresa Dusek
Washington Department of Ecology, Shorelands & Environmental Assistance Program, Alex Callender, SWRO, P.O. Box 47775, Olympia, WA 98504-7775
Washington Department of Fish and Wildlife, Matthew Curtis, 600 Capitol Way N., Olympia, WA 98501-1091
U.S. Army Corps of Engineers, Attn: Regulatory Branch, CENWS-OD-RG ATTN: Jessica Winkler, P.O. Box C-3755, Seattle, WA 98124
U.S. Fish & Wildlife Service, Attn: Judy Lantor, 510 Desmond Drive SE #102, Lacey, WA 98503

Port of Tacoma

Port view

Port of Tacoma Terminal and Shoreline Area Routine Maintenance and Repair

Legend

- Building Footprints
- Port Parcels

Notes

Highlighted areas are Port parcels included in permit application. Some Port parcels are within the shoreline zone but are not included in this permit application.

SCALE 1: 50,000

0 2 Miles

Map Produced 12/03/2014 By

Tacoma	City of Tacoma Public Works Department	**Technical Memorandum**

TO: Shirley Schultz, Principal Planner

FROM: Theresa Dusek
Natural Resource Consultant

SUBJECT: **Memorandum for Routine Maintenance and Repair of Existing Structures and Utilities**
Shoreline Substantial Development Permit Programmatic Exemption SHR2014-40000237530
Multiple Locations within S-10 Shorelines in the Port of Tacoma

DATE: March 11, 2015

Project Descriptions

The applicant has applied for both a Shoreline Substantial Development Permit Programmatic Exemption under the Shoreline Master Program set forth under *Tacoma Municipal Code* (*TMC*) Chapter 13.10. The applicant is requesting this programmatic maintenance exemption for a 5 year period. No increase in footprint or overwater coverage is proposed.

Wetland Reports and Supporting Documents

The applicant submitted the following reports and supporting documents:

- Joint Aquatic Resource Permit Application dated December 3, 2014
- Application for Land Use Permit dated December 3, 2014
- SEPA Exemption - Terminal and Shoreline Area Routine Maintenance and Repair dated November 20, 2014.
- Port of Tacoma Terminal and Shoreline Area Routine Maintenance and Repair Map dated December 3, 2014.

Shoreline Findings

1. The repair and maintenance activities for the shoreline areas within 200 feet of the ordinary high water marks of Commencement Bay, Puyallup, Hylebos, Blair, Sitcum, Middle and Thea Foss Waterways include the following:

Activity	Construction Methods	Activity Specific Best Management Practices
Hanging fender systems and rub strip repair: Fenders and rub strips are located on the outer surface of a dock and prevent the vessel or dock from being damaged during the mooring process and while the vessel is berthed. Fenders and rub strips must be maintained and replaced as they become damaged and worn	Work will occur from existing piers located above and adjacent to marine waters and in the 100-year floodplain. To replace the fenders and rub strips, a derrick is maneuvered as close as possible to the wing wall where it holds the replacement fender or rub strip while the bolts are removed by hand. The original fender or rub strip is then lowered and loaded onto a barge or truck and removed from the site. The replacement fender or rub strip is then held and bolted into place.	A small barge, wood and/or cloth barrier will be used to catch debris to prevent it from falling into the water.
Bolt-on fender systems and rub strip repair: Fenders and rub strips must be maintained and replaced as they become damaged and worn.	Work will occur from existing piers located above and adjacent to marine waters and in the 100-year floodplain. To replace the fenders and rub strips, a derrick is maneuvered as close as possible to the wing wall where it holds the replacement fender or rub strip while the bolts are removed by hand. The original fender or rub strip is then lowered and loaded onto a barge or truck and removed from the site. The replacement fender or rub strip is then held and bolted into place.	A small barge, wood and/or cloth barrier will be used to catch debris to prevent it from falling into the water.
Bull rail repairs/maintenance: Bull rails run along the edge of a dock and are used as a curb to prevent objects and people from falling into the water. These must be maintained and occasionally replaced for	Work will occur from existing piers located above and adjacent to marine waters and in the 100-year floodplain. No parts of the bull rail are in contact with the water. The bull rail and decking are generally installed manually using	A small barge, wood and/or cloth barrier will be used to catch debris to prevent it from falling into the water.

safety.	hand tools from the dock surface. However, on occasion, it will be necessary to use a forklift or backhoe to remove heavy sections.	
Bollard installation/relocation (includes mooring hardware): Bollards must be installed and/or relocated to provide mooring capabilities at a facility. Bollards are placed in berthing locations that will allow better utilization of the existing wharf by vessels. Ship lengths vary and are trending toward being much larger, which require the addition of bollards in more strategic locations to accommodate those ships.	Work will occur from existing piers located above and adjacent to marine waters and in the 100-year floodplain. The concrete of the bull rail and pile cap will be chipped away to expose the rebar, and holes will be drilled in the broken concrete surface. Dowels will be epoxied into the holes to provide solid anchoring points for the new concrete to help integrate the old and the new as one structure. The new bollard will be placed in position and integrated into the existing rebar and concrete and the pour will be formed up, then the new concrete will be poured and finished.	Stormwater BMPs will be in place to ensure that concrete dust is not carried through the deck drains on the wharf/pier, and to ensure that stormwater does not contact wet or fresh concrete. A small barge, wood and/or cloth barrier will be used to catch the concrete as it is chipped to prevent it from falling into the water. Concrete forms will be completely sealed on the bottom and sides to prevent wet concrete from escaping and dropping into the water. Wash water and leftover concrete product will not be allowed to drain onto the deck or into storm drains or allowed to drain to waters of the state.
Utility maintenance (excluding stormwater): Utilities associated with the existing uses must be maintained, including the repair and replacement of electric, domestic water, fire water, communications and warning system such as speaker arrays, strobes and control cabinets. Replacement is limited to that needed to maintain the original condition and use and does not include significant expansion of capacity.	Work can occur from existing piers located above and adjacent to marine waters and within the 100-year floodplain. Maintenance in areas landward of the Ordinary High Water Mark (OHWM) may include trenching, backfilling and repaving. Repair or replacement of underground utilities will require existing pavement to be saw cut and removed for trenching. Trenching will remove the subgrade material to allow access to the existing utilities. Once repairs are complete the trench will be backfilled with	Work that could result in debris and substances entering waters of the state shall include a containment structure capable of collecting all debris and substances. Stormwater BMPs will be in place to ensure that concrete dust is not carried through the deck drains on the pier/wharf, and to ensure that stormwater does not contact wet or fresh concrete. Slurry, cuttings, or process water will not be allowed to drain to waters of the state or stormwater conveyance systems.

	excavated material or new clean imported material. All excavated material not used will be stockpiled for testing and proper disposal offsite. Repaving will be conducted to match the existing surface, grade, and asphalt thickness. Maintenance and repair of electrical equipment will be conducted based on the associated building and common industrial standard. Warning system equipment maintenance and repair includes work on speaker arrays, strobes, and control cabinets that are located on poles in upland locations.	
Power/Switch gear maintenance: Routine maintenance is required periodically to maintain functionality, including upgrades and increasing capacity allowed per code. Routine maintenance is limited to existing structures.	Work may occur from existing piers located above and adjacent to marine waters and within the 100-year floodplain. Maintenance and repair of electrical equipment will be conducted based on the associated building and common industrial standard.	Stormwater BMPs will be in place to ensure that concrete dust is not carried through the deck drains on the pier/wharf, and to ensure that stormwater does not contact wet or fresh concrete. Wash water and leftover concrete product will not be allowed to drain onto the deck or into storm drains or allowed to drain to waters of the state.
Crane rail repairs: A crane rail is a track located on the wharf upon which a top running crane moves. Rails must be maintained to ensure proper operation of the cranes.	Work will occur from existing paved wharfs located above and adjacent to marine waters and within the 100-year floodplain. All work will occur from the surface of the existing paved wharf.	Work that could result in debris and substances entering waters of the state shall include a containment structure capable of collecting all debris and substances. Stormwater BMPs will be in place to ensure that concrete dust is not carried through the deck drains on the pier/wharf, and to ensure that stormwater does not contact wet or fresh concrete. Slurry, cuttings, or process

		water will not be allowed to drain to waters of the state or stormwater conveyance systems. Concrete forms will be completely sealed on the bottom and sides to prevent wet concrete from escaping and dropping into the water. Wash water and leftover concrete product will not be allowed to drain to deck or storm drains or allowed to drain to waters of the state.
Deck repairs including re-planking of dock surfaces (wood): Deteriorated timber pieces need to be replaced to maintain existing docks and preserve structural integrity.	Work will occur above and adjacent to marine waters and within the 100-year floodplain. Specifically, deteriorated timber planks will be removed and replaced with new timber planks. No in-water work will occur; all equipment will be positioned on the dock itself; and no increase in footprint or overwater coverage is proposed. The deteriorated timber will be removed by cutting with a chainsaw and lifting out either by hand or with a truck mounted davit. Due to the severe constraints beneath the dock, the Port will not be able to employ work floats or tarps to capture falling debris; however, workers will operate a vacuum while using power tools to cut decking, and skim any debris that may escape the vacuum to minimize impacts to the waterbody. Replacement timbers will be installed using hand tools.	Work floats or tarps will be used to capture any falling debris to prevent any material from entering the waterway. Where such space or worker safety constraints preclude the use of such structures, workers will operate a vacuum while using power tools to cut or drill, and will skim any debris that may escape the vacuum to minimize waterbody impacts. Excess or waste materials will not be allowed to enter waters of the state. All such materials will be collected and recycled or disposed of at an approved upland facility. Wood treated with creosote or pentachlorophenol will not be used. Any deck overlay removal and/or replacement must have a sound subsurface that will prevent existing or new overlay material from entering waters of the state.
Re-paving existing paved areas: Paved areas on the pier surface must be resurfaced to maintain	Work will occur landward of the OHWM and may occur within the 100-year floodplain. The old surface	Slurry, cuttings, or process water will not be allowed to drain to waters of the state or stormwater conveyance

integrity.	will be milled away. An application of a tack coat will be applied and a new layer asphalt will then be laid down with paving machines and rollers.	systems. Wash water and leftover concrete product will not be allowed to drain to deck or storm drains or allowed to drain to waters of the state.
Exterior building repairs and maintenance: Existing buildings must be maintained to prevent their decline. Maintenance and repair will include windows, doors, siding, landscaping, roofing, and associated equipment (e.g., HVAC, etc.).	Work will occur above and adjacent to marine waters and within the 100-year floodplain. Maintenance and repair work will be conducted from improved areas surrounding existing buildings. Typical equipment may include lifts, scaffolding, and trucks. Landscaping maintenance is limited to the immediate area surrounding buildings and parking areas that are not part of a restoration, mitigation, or other area that is not already regularly maintained.	Slurry, cuttings, or process water will not be allowed to drain to waters of the state or stormwater conveyance systems. Work that could result in debris and substances entering state water shall include a containment structure capable of collecting all debris and substances.
Containment berm installation and maintenance: Containment berms are paved and used to control stormwater flows. Repairs and maintenance is limited to work that does not alter the flow to or from a critical area.	Work will occur landward of the OHWM and may occur within the 100-year floodplain. Typical equipment used to construct a containment berm includes trucks and paving equipment.	Slurry, cuttings, or process water will not be allowed to drain to waters of the state or stormwater conveyance systems.
Light pole maintenance: Light poles must be maintained and replaced, including increases in height when needed to maintain safe operations.	Work will occur above and adjacent to marine waters and within the 100-year floodplain. Typical equipment will include lifts and trucks.	Slurry, cuttings, or process water will not be allowed to drain to waters of the state or stormwater conveyance systems.
Safety equipment maintenance: Safety equipment, including safety ladders, life rings, and floatation devices, must be maintained to operate safely and meet state and federal code requirements. Maintenance may include the installation and	Work will occur above and adjacent to marine waters and within the 100-year floodplain. Safety equipment will be installed using hand tools on the dock surface or with the use of a boom truck operated from the dock or a barge. Workers will operate	A small barge, wood and/or cloth barrier will be used to catch debris to prevent it from falling into the water.

relocation of safety ladders and life rings.	a vacuum while using power tools to cut decking in over water areas and skim any debris that may escape the vacuum to minimize waterbody impacts. Safety ladders are approximately 30 feet long and 24 inches wide and are mounted to the face of the wharf or pier. Life rings and their housing is approximately 2 feet by 2 feet and is mounted to the top of the wharf or pier.	
Navigation light maintenance and replacement: Navigation lights are located on piling and must be maintained and replaced as needed for safety. This does not include pile replacement. Safety platform maintenance: Platforms, such as line handling platforms, must be maintained and/or relocated for safety. A significant increase in overwater coverage is not included as maintenance.	Navigation light maintenance and replacement work will occur above and adjacent to marine waters and within the 100-year floodplain. Navigation lights will be accessed by boat and replaced with hand tools. Safety platform maintenance work will occur above and adjacent to marine waters and within the 100-year floodplain. Line platforms will be accessed from the pier and will be maintained with hand tools and/or use of a boom truck operated from the pier.	Work that could result in debris and substances entering waters of the state shall include a containment structure capable of collecting all debris and substances. For safety platform maintenance a small barge, wood and/or cloth barrier will be used to catch debris to prevent it from falling into the water.
Cathodic protection system repair/maintenance: Cathodic protection systems are installed to extend the life of dock steel piles. The system works by connecting protected metal to a more easily corroded “sacrificial metal” to act as the anode. The sacrificial metal corrodes instead of the protected metal. Without the protection system, corrosion can occur in the piling splash	Work will occur within the 100 year floodplain above and in marine waters. Repair and maintenance will be done with hand tools from a floating work platform and/or by divers.	Work that could result in debris and substances entering waters of the state shall include a containment structure capable of collecting all debris and substances.

zone. A typical system includes pile wraps located on each pile from the concrete pile caps to below the Mean Lower Low Water (MLLW) elevation. All of the cathodic protection piles have a bolt welded at the top, which will allow bond wires to be attached between each pile. Ananode attachment is located below the subtidal water line.		

2. The applicant asserts that these routine maintenance and repair activities are needed to maintain the integrity of Port infrastructure and to operate safely and efficiently. The parcels are located in the Port of Tacoma along the shorelines of Commencement Bay, Puyallup, Hylebos, Blair, Sitcum, Middle and Thea Foss Waterways within the S-10 Shoreline District.

3. The Port of Tacoma will ensure that the maintenance activities do not harm wildlife, vegetation or other elements of the shoreline environment. In addition to the following BMPs, the maintenance activities will be designed to comply with applicable federal, state and local laws and regulations to avoid and minimize adverse impacts to the aquatic environment. The following BMPs apply to all shoreline maintenance activities:
   - Each activity will comply with the Washington Department of Fish and Wildlife Hydraulic Project Approval requirements including timing restrictions to protect juvenile salmonid migration.
   - Each activity will comply with water quality restrictions imposed by the Washington Department of Ecology and implement corrective measures if water quality standards are exceeded.
   - If a contractor performs the maintenance activities, they will be required to prepare a Spill Prevention, Control and Countermeasures plan (SPCC). The SPCC plan will describe how the contractor will store all fuels and hazardous substances that may be onsite during construction. It will include procedures that the contractor will follow in the event of a fuel or chemical spill, and will require the contractor to have a spill response kit that will prevent spilled material from entering surface waters. The plan will also include emergency phone numbers and contacts that will be made in the event of a spill.
   - No petroleum products, hydraulic fluids, chemicals, or any other polluting substances shall be allowed to enter waters of the state.
   - Fuel hoses, oil drums, oil or fuel transfer valves and fittings, etc., will be checked regularly for drips or leaks, and shall be maintained and stored properly with secondary containment to prevent spills.
   - Once the activity is complete, all temporary work structures, devices, equipment, materials, manmade debris and wastes from the project shall be completely removed from the shoreline.

- Temporary floating work platforms will not disturb eelgrass, kelp, and/or intertidal wetland vascular plants.
- Work that could result in debris and substances entering waters of the state shall include a containment structure capable of collecting all debris and substances. Where space or worker safety constraints preclude the use of such structures, workers will operate a vacuum while using power tools to cut or drill, and will skim any debris that may escape the vacuum to minimize waterbody impacts.
- No stockpiling or staging of materials will occur water ward of the OHWM of any waterbody, except for when work is occurring on a paved wharf/pier. Stockpiles will be covered with plastic to prevent contact with the elements and erosion.
- All areas for equipment fuel storage will be located 150 feet from open water or wetlands.
- Fueling and servicing of all equipment will be confined to an established staging area that is at least 150 feet from open water or wetlands.
- A spill kit with oil-absorbent materials is on site to be used in the event of a spill.
- Deck and storm drain inlets will be protected to prevent sediment and contaminants from entering the waterways or storm drain system.
- Proper BMPs such as a silt fence and/or straw wattles will be used to provide a physical barrier to sediment and prevent runoff.

4. There are wetlands located within the Port of Tacoma adjacent to areas where shoreline maintenance and repair work will occur; however, no work will occur in wetlands. The work is limited to repair and maintenance activities to ensure the continued use of existing structures and improvements. The project will avoid impacts to wetlands by using proper Best Management Practices (BMPs) and confining work to already developed and improved areas. No wetland vegetation or soils will be disturbed and drainage patterns will not be altered.

5. The shoreline project sites are highly modified and contain armored/hardened shorelines, piers/wharfs and impervious surfaces typical of the Shoreline Port Industrial (S-10) Port Maritime and Industrial (PMI) zone. The shoreline project areas are within the state designated shoreline district and FEMA designated floodplain. These Environmental Designations and the existing conditions were considered in evaluating potential indirect impacts to determine if mitigation is necessary. The shoreline maintenance activities are not anticipated to result in permanent impacts to adjacent wetlands or buffers; therefore, no compensatory mitigation is proposed.

6. The applicant identified listed Threatened and endangered salmonid species as occurring within the vicinity of the project areas. Chinook salmon, steelhead, bull trout, killer whale, and humpback whale may occur in the area; however, the applicant shall follow work windows required under an approved HPA. Portions of the waterways within the project areas are mapped as Estuarine Zone and Estuarine Intertidal which are a listed Priority Habitats. WDFW Priority Species that may be present in the vicinity include bald eagle, peregrine falcon, cormorant, alcids, great blue heron, Steller sea lion, Dungeness crab, surf smelt, coho and chum salmon and the ESA species listed above; however, there are no haulout sites, breeding areas, nests or roosting areas on or in the immediate vicinity of the shoreline project sites. The location of the work on developed lands adjacent to a highly developed waterway and the use of proper BMPs make it extremely unlikely that any of the above species or habitat would be affected.

Applicable Tacoma Shoreline Master Program and Code

7. The project parcels are located in the S-10 Shoreline District with a High Intensity Environmental Designation.

8. The intent of the S-10 Port Industrial Area Shoreline District is to allow the continued development of the Port Industrial Area, with an increase in the intensity of development and a greater emphasis on terminal facilities within the City.

9. Under TSMP 2.3.2 Exemptions from Shoreline Substantial Development Permit. All uses within shoreline jurisdiction must be consistent with the regulations of this Master Program whether or not they require a Shoreline Substantial Development Permit. An exemption from the Substantial Development Permit requirements does not constitute an exemption from the policies and use regulations of the Shoreline Management Act, the provisions of this Master Program, and other applicable City, state, or federal permit requirements. Also, Letters of exemption may contain conditions and/or mitigating measures of approval to achieve consistency and compliance with the provisions of the Program and Act.

10. Under TSMP 2.3.2 Normal maintenance or repair of existing structures or developments, including damage by accident, fire or elements. “Normal maintenance” includes those usual acts to prevent a decline, lapse, or cessation from a lawfully established condition. “Normal repair” means to restore a development to a state comparable to its original condition, including but not limited to its size, shape, configuration, location and external appearance, within a reasonable period after decay or partial destruction, except where repair causes substantial adverse effects to shoreline resource or environment. Replacement of a structure or development may be authorized as repair where such replacement is the common method of repair for the type of structure or development and the replacement structure or development is comparable to the original structure or development including but not limited to its size, shape, configuration, location and external appearance and the replacement does not cause substantial adverse effects to shoreline resources or environment. Relocation and reconfiguration of the structure or development may be performed within the existing property boundaries if the relocation or reconfiguration results in a measurable and sustainable ecological improvement.

11. Under TSMP 2.3.4 Letter of Exemption. Exempt activities related to any of the following shall not be conducted until a letter of exemption has been obtained from the Director or designated signatory: dredging, flood control works, in-water structures, archaeological or historic site alteration, clearing and ground disturbing activities such as filling and excavation, docks, shore stabilization, or activities determined to be located within a critical area or buffer.

12. Under TSMP 6.4.4 Fish and Wildlife Habitat Conservation Areas (FWHCAs), lands containing priority habitats and species and critical saltwater habitats are classified as FWHCAs. Whenever activities are proposed within or adjacent to a habitat conservation area with which state or federally endangered, threatened, or sensitive species have a primary association, such area shall be protected through the application of protection measures in accordance with a critical area report and habitat management plan prepared by a qualified professional and approved by the

City. And, under TSMP 2.4.2, the Director shall determine whether these reports are necessary based upon the activities associated with the project.

Conclusions

13. The shoreline project sites are located in the S-10 shoreline district and are eligible for the maintenance and repair exemption from the Shoreline Substantial Development Permit.

14. The impacts associated with the proposed repair and maintenance projects will be temporary and limited during the active maintenance work. No permanent adverse impacts are anticipated. No new additional structures are proposed and there is no expansion or increases to water dependent use.

15. Species listed under the Endangered Species Act that may occur in the vicinity of the projects include Chinook Salmon (*Oncorhynchus tshawytscha),* Steelhead (*Oncorhynchus mykiss),* Bull Trout (*Salvelinus confluentus),* Steller Sea Lion (*Eumatopius jubatus),* Southern Resident Orca (*Orcinus orca),* Humpback Whale (*Megaptera novaeangliae),* Marbled Murrelet (*Brachyramphus marmoratus),* Bocaccio (*Sebastes paucispinis),* Yellow Rockfish (*Sebastes ruberrimus),* Canary Rockfish (*Sebastes pinniger) and* Pacific Eulachon (*Thaleichthys pacificus).* Species may be temporarily affected by turbidity; however, it is likely that they would temporarily vacate the areas when active work commences.

16. The project lies within an identified FEMA floodplain area (Commencement Bay); however, no vegetation removal or increase in impervious surface is proposed. Project impacts are being avoided and minimized; therefore, no floodplain mitigation is required.

17. The applicant indicates that the water body will not be adversely affected by the proposed projects. All work in Commencement bay and associated waterways will occur during lower tidal elevations with a silt curtain installed. Work will be limited to Fish and Wildlife in-water work windows and no impacts to priority habitats or species are anticipated. Increase turbidity potentially caused by the proposed project will be localized and temporary.

18. The project as proposed will not result in any permanent loss of habitat and will not compromise FWHCAs or buffer functions; therefore, compensatory mitigation is not required.

19. WAC 173-27-040(2)(b) exempts "*Normal maintenance or repair of existing structures or developments, including damage by accident, fire or elements. "Normal maintenance" includes those usual acts to prevent a decline, lapse, or cessation from a lawfully established condition. "Normal repair" means to restore a development to a state comparable to its original condition, including but not limited to its size, shape, configuration, location and external appearance, within a reasonable period after decay or partial destruction, except where repair causes substantial adverse effects to shoreline resource or environment. Replacement of a structure or development may be authorized as repair where such replacement is the common method of repair for the type of structure or development and the replacement structure or development is comparable to the original structure or development including but not limited to its size, shape, configuration, location and*

external appearance and the replacement does not cause substantial adverse effects to shoreline resources or environment". The proposed repairs are considered typical and will conform to the size, shape, configuration, location, and general appearance of the existing structures. The project as described by the applicant is generally consistent with the Substantial Shoreline Development Permit Exemption requirements.

20. Based on the above findings, the proposed programmatic proposal to conduct repair and maintenance activities over five years is consistent with the policies Tacoma Shoreline Master Program The proposal as described by the applicant is not likely to cause adverse impacts to the shoreline; therefore, if properly conditioned, this project can be approved without the need for a Shoreline Substantial Development Permit.

Conditions

1. The applicant shall apply for and receive approval of any required building permit from the City of Tacoma prior to any work.

2. The applicant shall follow all proposed installation and construction methods and best management practices for minimizing unintended impacts during repair and maintenance of all structures within the shoreline jurisdiction in the S-10 District.

3. All trash and unauthorized fill, including concrete blocks or pieces, bricks, asphalt, metal, treated wood, glass, floating debris, and paper, below the ohwm in and around the applicant's repair project areas shall be removed and deposited at an approved upland disposal site.

5. No stockpiling or staging of materials will occur below the ohwm of any water body.

6. All shoreline work shall be completed within the approved work windows designated by the Washington State Department of Fish and Wildlife (WDFW)

7. The applicant shall notify the City of Tacoma and pertinent state and federal agencies should an unexpected spill of fuel or other chemicals occur in Commencement Bay or associated waterways.

8. The City of Tacoma is not the only agency with jurisdiction over the project area. The applicant is responsible for coordinating any required reviews and/or approvals with the WDFW, Washington State Department of Ecology, and U. S. Army Corps of Engineers and shall provide documentation to the City of Tacoma.

9. This exemption shall be valid for a period not to exceed 5 years from the date of issuance. Should the Shoreline Master Program be revised prior to the completion of this project, additional review may be required.

Advisory Notes

- The applicant shall apply for and receive approval of any required building permits prior to any work.

- The applicant is advised that all local, State and Federal permits or approvals required for the project must be obtained prior to starting site work.

APPENDIX E
PORT OF TACOMA
CONSTRUCTION SWPPP
SHORT FORM

CONSTRUCTION SWPPP SHORT FORM

The threshold for using the Port of Tacoma's (Port) short form is a project that proposes to clear or disturb less than one acre of land. Projects falling within this threshold may use this short form instead of preparing a professionally designed Construction Stormwater Pollution Prevention Plan (SWPPP). If project disturbance quantities exceed this threshold, you must prepare of formal Construction SWPPP as part of your submittal package. If your project is within the threshold and includes—or may affect—a critical area, please contact the Port to determine if the SWPPP short form may be used.

CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN SHORT FORM

Project Name:

Address:

Contact/Owner: Phone:

Erosion Control Supervisor:

Phone: Cell: Pager:

Emergency (After hours) Contact: Phone:

Permit No.:

Parcel No.:

Required Submittals

A Construction SWPPP consists of both a project narrative and a site plan. The project narrative describes existing conditions on the site, the proposed conditions, and how construction site runoff will be managed until final site stabilization is achieved. Any additional relevant information should be included in the project narrative. All Best Management Practices (BMPs) that will be utilized onsite must be included as part of the project narrative and provided (electronically or hard copy) as part of the submittal package. If additional BMPs beyond those included in the Washington Department of Ecology's (Ecology) Western Washington Stormwater Management Manual (Ecology SWMM) or the City of Tacoma's (City) Stormwater Management Manual (City SWMM) are proposed to be used, a narrative and appropriate details describing the BMP (its function, installation method, and maintenance activities) will be required.

The site plan is a drawing which shows the location of the proposed BMPs to control erosion and sedimentation during and after construction activities.

PROJECT NARRATIVE

The Construction SWPPP Short Form narrative must be completed at part of the submittal package. Any information described, as part of the narrative, should also be shown on the site plan.

Note: From October 1 through April 30, clearing, grading, and other soil disturbing activities shall only be permitted by special authorization from the Port.

A. Project Description (Check all that apply)

☐ New Structure ☐ Building Addition ☐ Grading/Excavation
☐ Paving ☐ Utilities ☐ Other:

1. Total project area (square feet)
2. Total proposed impervious area (square feet)
3. Total existing impervious area (square feet)
4. Total proposed area to be disturbed (square feet)
5. Total volume of cut/fill (cubic yards)

Additional Project Information:

B. Existing Site Conditions (Check all that apply)

1. Describe the existing vegetation on the site. (Check all that apply)
   ☐ Forest ☐ Pasture/field grass ☐ Pavement ☐ Landscaping ☐ Brush
   ☐ Trees ☐ Other:
2. Describe how surface water (stormwater) drainage flows across/from the site. (Check all that apply)
   ☐ Sheet Flow ☐ Gutter ☐ Catch Basin ☐ Ditch/Swale ☐ Storm Sewer
   ☐ Stream ☐ Other:
3. Describe any unusual site condition(s) or other features of note.
   ☐ Steep Grades ☐ Large depression ☐ Underground tanks ☐ Springs
   ☐ Easements ☐ Existing structures ☐ Existing utilities ☐ Other:

C. Adjacent Areas (Check all that apply)

1. Check any/all adjacent areas that may be affected by site disturbance and fully describe below in item 2:

☐ Streams* ☐ Lakes* ☐ Wetlands* ☐ Steep slopes*

☐ Residential Areas ☐ Roads ☐ Ditches, pipes, culverts ☐ Other:

** If the site is on or adjacent to a critical area (e.g., waterbody), the Port may require additional information, engineering, and other permits to be submitted with this short form.*

2. Describe how and where surface water enters the site from properties located upstream:

3. Describe the downstream drainage path from the site to the receiving body of water (minimum distance of 0.25 mile [1320 feet]). (E.g., water flows from the site into a curb-line, then to a catch basin at the intersection of X and Y streets. A 10-inch pipe system conveys water another 1000 feet to a wetland.) Include information on the condition of the drainage structures.

D. Soils (Check all that apply)

The intent of this section is to identify when additional soils information may be required for applicants using this short form. There are other site-specific issues that may necessitate a soils investigation or more extensive erosion control practices. The Port will determine these situations on a case-by-case basis as part of their review.

1. Does the project propose infiltration? Infiltration systems require prior Port approval.

☐ Yes ☐ No

2. Does the project propose construction on or near steep slopes (15% or greater)?

☐ Yes ☐ No

If infiltration is proposed for the site or steep slopes (15% or greater) have been identified, the Port will require soils information as part of project design. The applicant must contact a soil professional or civil engineer that specializes in soil analysis and perform an in-depth soils investigation. If the Yes box is checked for either question, the Port may not permit the use of this short form.

E. Construction Sequencing/Phasing

1. Construction sequence: the standard construction sequence is as follows:
   - Mark clearing/grading limits.
   - Install initial erosion control Best Management Practices (BMPs) (e.g., construction entrance, silt fence, catch basin inserts, etc.).
   - Clear, grade, and fill project site as outlined in the site plan while implementing and maintaining proper temporary erosion and sediment control BMPs simultaneously.
   - Install permanent erosion protection as described in the specifications (e.g., impervious surfaces, landscaping, etc.).
   - Remove temporary erosion control methods as permitted. Do not remove temporary erosion control until permanent erosion protection is fully established.

   List any changes from the standard construction sequence outlined above:

2. Construction phasing: if construction is going to occur in separate phases, please describe:

F. Construction Schedule

1. Provide a proposed construction schedule (dates construction starts and ends, and dates for any construction phasing.)

   Start Date: **End Date:**

   Interim Phasing Dates:

   Wet Season Construction Activities: Wet season occurs from October 1 to April 30. Please describe construction activities that will occur during this time period.

Note: Additional erosion control methods may be required during periods of increased surface water runoff.

2. **Site plan** (see Figure 1, page 6)

A site plan, to scale, must be included with this checklist that shows the following items:

- ☐ a. Address, Parcel Number, Permit Number, and Street Names
- ☐ b. North Arrow
- ☐ c. Indicate boundaries of existing vegetation (e.g., tree lines, grassy areas, pasture areas, fields, etc.)
- ☐ d. Identify any onsite or adjacent critical areas and associated buffers (e.g., wetlands, steep slopes, streams, etc.).
- ☐ e. Identify any FEMA base flood boundaries and Shoreline Management boundaries.
- ☐ f. Show existing and proposed contours.
- ☐ g. Delineate areas that are to be cleared and/or graded.
- ☐ h. Show all cut and fill slopes, indicating top and bottom of slope catch lines.
- ☐ i. Show locations where upstream run-on enters the site and locations where runoff leaves the site.
- ☐ j. Indicate existing surface water flow direction(s).
- ☐ k. Label final grade contour and indicate proposed surface water flow direction and surface water conveyance systems (e.g., pipes, catch basins, ditches, etc.).
- ☐ l. Show grades, dimensions, and direction of flow in all (existing and proposed) ditches, swales, culverts, and pipes.
- ☐ m. Indicate locations and outlets of any dewatering systems (usually to sediment trap).
- ☐ n. Identify and locate all erosion control methods to be used during and after construction.

ONSITE FIELD VERIFICATION OF ACTUAL CONDITIONS IS REQUIRED.

Figure 1. (to be worked out with Engineering Dept.)

GUIDELINES FOR EROSION CONTROL ELEMENTS

This SWPPP must contain the 12 required elements, as required by Ecology. Check off each element as it is addressed in the SWPPP short form and/or on your site plan.

- ☐ 1. Mark Clearing Limits
- ☐ 2. Establish Construction Access
- ☐ 3. Control Flow Rates
- ☐ 4. Install Sediment Controls
- ☐ 5. Stabilize Soils
- ☐ 6. Protect Slopes
- ☐ 7. Protect Drain Inlets
- ☐ 8. Stabilize Channels and Outlets
- ☐ 9. Control Pollutants
- ☐ 10. Control Dewatering
- ☐ 11. Maintain BMPs
- ☐ 12. Manage the Project

The following is a brief description of each of the 12 required elements of a SWPPP. If an element does not apply to the proposed project site, please describe why the element does not apply. Applicable BMPs are listed with each element and in Table 1. Please note that this list is not a comprehensive list of BMPs available for small construction projects, but erosion and sediment control techniques most pertinent to small construction sites are included here. More detailed information on construction BMPs can be found in Ecology's SWMM Volume II and the City's SWMM Volume II (Ecology 2005; City of Tacoma 2012). Please provide hard copies of the BMPs that will be used for the project and include as part of this Construction SWPPP. BMPs that may be used if needed can be noted as being contingent in the event additional erosion control is needed. Describe any additional BMPs that will be utilized onsite and add them to the SWPPP short form.

For phased construction projects, clearly indicate erosion control methods to be used for each phase of construction.

Element #1 – Mark Clearing Limits

All construction projects must clearly mark any clearing limits, sensitive areas and their buffers prior to beginning any land disturbing activities, including clearing and grading. Clearly mark the limits both in the field and on the site plans. Limits shall be marked in such a way that any trees or vegetation that is to remain will not be harmed.

Applicable BMPs include:

- BMP C101: Preserving Natural Vegetation
- BMP C102: Buffer Zones
- BMP C103: High Visibility Plastic or Metal Fence
- BMP C104: Stake and Wire Fence

☐ The BMP(s) being proposed to meet this element are:

_____

_____

OR

☐ This element is not required for this project because:

_____

_____

_____

_____

Element #2 – Establish Construction Access

All construction projects subject to vehicular traffic shall provide a means of preventing vehicle "tracking" soil from the site onto streets or neighboring properties. Limit vehicle traffic on- and off-site to one route if possible. All access points shall be stabilized with a rock pad construction entrance or other Port-approved BMP. The applicant should consider placing the entrance in the area for future driveway(s), as it may be possible to use the rock as a driveway base material. The entrance(s) must be inspected weekly, at a minimum, to ensure no excess sediment buildup or missing rock.

Applicable BMPs include:

- BMP C105: Stabilized Construction Entrance
- BMP C106: Wheel Wash
- BMP C107: Construction Road/Parking Area Stabilization

☐ The BMP(s) being proposed to meet this element are:

OR

☐ This element is not required for this project because:

Element #3 – Control Flow Rates

Protect properties and waterways downstream of the project site from erosion due to increases in volume, velocity, and peak flow of stormwater runoff from the project site.

Permanent infiltration facilities shall not be used for flow control during construction unless specifically approved by the Environmental Department. Sediment traps can provide flow control for small sites by allowing water to pool and allowing sediment to settle out of the water.

Applicable BMPs include:

- BMP C207: Check Dams
- BMP C240: Sediment Trap

☐ The BMP(s) being proposed to meet this element are:

OR

☐ This element is not required for this project because:

Element 4 – Install Sediment Controls

Surface water runoff from disturbed areas must pass through an appropriate sediment removal device prior to leaving a construction site or discharging into a waterbody. Sediment barriers are typically used to slow stormwater sheet flow and allow the sediment to settle out behind the barrier.

Sediment controls must be installed/constructed prior to site grading.

Applicable BMPs include:

- BMP C208: Triangular Silt Dike
- BMP C232: Gravel Filter Berm
- BMP C233: Silt Fence
- BMP C235: Straw Wattles

☐ The BMP(s) being proposed to meet this element are:

_____

_____

OR

☐ This element is not required for this project because:

_____

_____

_____

_____

Element #5 – Stabilize Soils

Stabilize exposed and unworked soils by applying BMPs that protect the soils from raindrop impact, flowing water, and wind.

From October 1 through April 30, no soils shall remain exposed or unworked for more than 2 days. From May 1 to September 30, no soils shall remain exposed or unworked for more than 7 days. This applies to all soils whether at final grade or not.

Applicable BMPs include:

- BMP C120: Temporary and Permanent Seeding
- BMP C121: Mulching
- BMP C122: Nets and Blankets
- BMP C123: Plastic Covering
- BMP C140: Dust Control

☐ The BMP(s) being proposed to meet this element are:

OR

☐ This element is not required for this project because:

Element #6 – Protect Slopes

Protect slopes by diverting water at the top of the slope. Reduce slope velocities by minimizing the continuous length of the slope.

Applicable BMPs include:

- BMP C200: Interceptor Dike and Swale
- BMP C204: Pipe Slope Drains
- BMP C207: Check Dams

☐ The BMP(s) being proposed to meet this element are:

OR

☐ This element is not required for this project because:

Element #7 – Protect Drain Inlets

All operable storm drain inlets must be protected during construction so that stormwater runoff does not enter the conveyance system without first being filtered or treated to remove sediment. Install catch basin protection on all catch basins within 500 feet downstream of the project.

Applicable BMPs include:

- BMP C220: Storm Drain Inlet Protection

☐ The BMP(s) being proposed to meet this element are:

OR

☐ This element is not required for this project because:

Element #8 – Stabilize Channels and Outlets

Stabilize all temporary onsite conveyance channels. Provide stabilization to prevent erosion of outlets, adjacent stream banks, slopes, and downstream reaches at the conveyance system outlets.

Applicable BMPs include:

- BMP C202: Channel Lining
- BMP C209: Outlet Protection

☐ The BMP(s) being proposed to meet this element are:

OR

☐ This element is not required for this project because:

Element #9 – Control Pollutants

Handle and dispose of all pollutants, including demolition debris and other solid wastes in a manner that does not cause stormwater contamination. Provide cover and containment for all chemicals, liquid products (including paint), petroleum products, and other materials. Handle all concrete and concrete waste appropriately.

Applicable BMPs include:

- BMP C150: Materials on Hand
- BMP C151: Concrete Handling
- BMP C152: Sawcutting and Surface Pollution Prevention
- BMP C153: Material Delivery, Storage and Containment

☐ The BMP(s) being proposed to meet this element are:

OR

☐ This element is not required for this project because:

Element #10 – Control Dewatering

Clean, non-turbid dewatering water, such as groundwater, can be discharged to the stormwater system provided the dewatering flow does not cause erosion or flooding of receiving waters.

Applicable BMPs include:

- BMP C150: Materials on Hand

☐ The BMP(s) being proposed to meet this element are:

OR

☐ This element is not required for this project because:

Element #11 – Maintain BMPs

Maintain and repair temporary erosion and sediment control BMPs as needed. Inspect all BMPs at least weekly and after every storm event.

Remove all temporary erosion and sediment control BMPs within 30 days after final site stabilization or if the BMP is no longer needed. Any sediment trapped during construction activities should be removed or stabilized onsite. No sediment shall be discharged into the stormwater drainage system or any natural conveyance system (e.g., streams).

Applicable BMPs include:

- BMP C160: Certified Erosion and Sediment Control Lead

☐ The BMP(s) being proposed to meet this element are:

OR

☐ This element is not required for this project because:

Element #12 – Manage the Project

Phase development projects to prevent soil erosion and the transport of sediment from the project site during construction. Coordinate all work prior initial construction with subcontractors and other utilities to ensure no areas are worked prematurely.\

A designated erosion and sediment control person is required for all construction projects. This person is responsible for ensuring that the project's erosion and sediment control BMPs are appropriate for the site and are functioning properly. They are also responsible for updating the SWPPP as necessary as site conditions warrant. They must be available 24 hours a day to ensure compliance.

Applicable BMPs include:

- BMP C160: Certified Erosion and Sediment Control Lead
- BMP C162: Scheduling
- BMP C180: Small Project Construction Stormwater Pollution Prevention

☐ The BMP(s) being proposed to meet this element are:

OR

☐ This element is not required for this project because:

Table 1. Applicable BMPs for the 12 Elements of a SWPPP

Element #1 – Mark Clearing Limits		
BMP C101	Preserving Natural Vegetation	
BMP C102	Buffer Zones	
BMP C103	High Visibility Plastic and Wire Fence	
BMP C104	Stake and Wire Fence	
Element #2 – Establish Construction Entrance		
BMP C105	Stabilized Construction Entrance	
BMP C106	Wheel Wash	
BMP C107	Construction Road/Parking Area Stabilization	
Element #3 – Control Flow Rates		
BMP C207	Check Dams	
BMP C240	Sediment Trap	
Element #4 – Install Sediment Controls		
BMP C208	Triangular Silt Trap	
BMP C232	Gravel Filter Berm	
BMP C233	Silt Fence	
BMP C235	Straw Wattles	
Element #5 – Stabilize Soils		
BMP C120	Temporary and Permanent Seeding	
BMP C121	Mulching	
BMP C122	Nets and Blankets	
BMP C123	Plastic Covering	
BMP C140	Dust Control	
Element #6 – Protect Slopes		
BMP C200	Interceptor Dike and Swale	
BMP C204	Pipe Slope Drains	
BMP C207	Check Dams	
Element #7 – Protect Drain Inlets		
BMP C220	Storm Drain Inlet Protection	
Element #8 – Stabilize Channels and Outlets		
BMP C202	Channel Lining	
BMP C209	Outlet Protection	
Element #9 – Control Pollutants		
BMP C150	Materials on Hand	

Element #9 – Control Pollutants, cont.		
BMP C151	Concrete Handling	
BMP C152	Sawcutting and Surfacing Pollution Prevention	
BMP C153	Materials, Delivery, Storage and Containment	
Element #10 – Control Dewatering		
BMP C150	Materials on Hand	
Element #11 – Maintain BMPs		
BMP C160	Certified Erosion and Sediment Control Lead	
Element #12 – Manage the Project		
BMP C160	Certified Erosion and Sediment Control Lead	
BMP C162	Scheduling	
BMP C180	Small Project Construction Stormwater Pollution Prevention	

REFERENCES

City of Tacoma. 2012. Stormwater Management Manual 2012 Edition. Public Works/ Environmental Services, Maintenance Division, Tacoma, Washington.

Washington State Department of Ecology (Ecology). 2005. Stormwater Management Manual for Western Washington. Water Quality Program, Lacey, Washington.