

WHEN IS A GRADING PERMIT REQUIRED? WHEN IS IT NOT?

1. A grading permit is **NOT** required as per conditions noted in SBMC 15.40.040. The following is a list of the more common exceptions:
 - a. An excavation below finished grade for basements and footings of a building, retaining wall or other structure authorized by a valid building permit. This shall not exempt any fill made with the material from such excavation and any excavation having an unsupported height greater than five feet after the completion of such structure;
 - b. Excavations for wells or tunnels or utilities;
 - c. Exploratory excavations under the direction of soil engineers or engineering geologists;
 - d. A fill on any site or contiguous sites held under one ownership in which all of the following are found to exist:
 - (1) None of the fill exceeds three feet in vertical height,
 - (2) None of the fill is placed on an existing slope steeper than five units horizontal to one vertical,
 - (3) The fill does not change or adversely affect the existing drainage pattern,
 - (4) The toe of the fill is no closer than three feet to an exterior property line, and
 - (5) The fill does not exceed 100 cubic yards of material per each 8,000 square feet of area.
2. A grading permit **IS** required for all grading on property which contains or is located immediately adjacent to a coastal or inland bluff.
3. Clearing and grubbing of vegetation done in preparation for land development shall not be undertaken until all discretionary approvals for the land development project have been issued and a grading permit for the project has been obtained.