

# Seattle Stormwater Code - Summary of Proposed Changes

This document provides a summary of the proposed changes and response to public comments for the Stormwater Code to support review of the Stormwater Manual March 2026 Review Draft. The official copy of the Stormwater Code is anticipated to be published on April 6 and will be posted to the City Council agenda website.

## Stormwater Code - Summary of Proposed Changes

### July 2025 Public Review Draft Stormwater Code

- Added and updated definitions and requirements for clarity and to be consistent with the 2024 Phase I Municipal Separate Storm Sewer System (MS4) Permit and Ecology’s 2024 Stormwater Management Manual for Western Washington (SWMMWW).
- Revised utility work and pavement maintenance exemptions to be consistent with 2024 MS4 Permit.
- Revised dates and references to be up to date with most recent MS4 Permit vesting dates.
- Added clarification for application of thresholds and a new definition for Common Plan of Development to be consistent with 2024 MS4 Permit.
- Updated definitions for new and replaced hard surfaces to be consistent with 2024 MS4 Permit.
- Revised Single-family Residential Project definition to mirror current separate Land Use Code update initiative.
- Added “new plus replaced” hard surface to flow control and treatment thresholds for Roadway Projects to be consistent with 2024 MS4 Permit.
- Updated on-site lists to facilitate increase in tree canopy and stormwater management, improve feasibility of bioretention in space-limited urban areas, provide additional BMP options, address temperature increases and atmospheric deposition, and reduce feasibility barriers for certain BMPs.
- Added the requirement that in addition to OSM BMPs, all infiltrating BMPs (e.g., Infiltration Basins) must be used to the maximum extent feasible to meet flow control and water quality treatment requirements.
- Updated Wetland Protection – Method 2 to allowed greater flexibility in matching volume percentages during winter months.
- Revised terminology from “enhanced” to “metals” treatment and updated Metals Treatment thresholds to be consistent with 2024 MS4 Permit.
- Updated Drainage Control Review and Application requirements and thresholds to ensure adequate review of erosion control measures in tight urban environment and be consistent with thresholds requirements in 2024 MS4 Permit.

**January 2026 Public Review Draft Stormwater Code**

- Revised definitions and requirements for clarity and based on Ecology’s equivalency comments.
- Revised definitions and requirements based on public comments.
- Simplified text for project vesting.
- Revised “Closely Related Projects” definition and criteria based on Ecology’s equivalency comments and moved from Volume 1 to Stormwater Code.
- Added “or Sale” to Common Plan of Development definition and added examples of “Single [Common] Plan” based on Ecology’s equivalency comments.
- Deleted Single-family Residential Project definition.
- Revised existing construction related flow control requirements.
- Revised ensure sufficient capacity threshold.
- Added new section to address water quality impacts associated with pollution-generating surfaces not previously discharging to receiving water basins.
- Increased flow control threshold for Parcel-based projects discharging to small lake basins and capacity-constrained systems from 2,000 sf to 5,000 sf.
- Removed 5,000 sf “new” hard surface threshold for flow control and treatment thresholds for Roadway Projects based on Ecology’s equivalency comments.
- Added requirements for projects that are required to meet the Wetland Protection Standard but other requirements conflict.
- Added exception regarding landscape areas requiring metals treatment.
- Edited Drainage Control Review and Application requirements and thresholds updates.

**March 2026 Public Review Draft Stormwater Code**

- Various updates to align text with other Seattle Municipal Code sections (e.g., Land Use, Shoreline).
- Added Aquatic Life Use, Marine Water definition.
- Separated Closely Related Projects definition from Common Plan of Development or Sale definition.
- Removed criteria for projects on a single lot from Closely Related Projects definition and clarified criteria for shared driveways.
- Removed examples of a single plan from Common Plan of Development or Sale definition – see Stormwater Manual, Volume 1 for revised examples.
- Clarified New Hard Surface and Replaced Hard Surface definitions.
- Revised Pavement Maintenance Practices definition.
- Renumbered 22.805.080 Flow Control to meet revised code drafting requirements and updated affected code sections.
- Removed 5,000 sf “new” hard surface threshold for wetland and listed creeks flow control thresholds for Roadway Projects based on Ecology’s equivalency comments.
- Clarified that fields with crumb rubber infill require metals treatment.

In the draft documents, the following changes will be noted as follows:

## Seattle Stormwater Code Summary of Proposed Changes

Green text: March 2026 proposed changes  
Black text: July 2025 / January 2026 proposed changes

### *Stormwater Code – General Comments*

#### **Stormwater Code - Response to General Public Comments**

**Comment(s):** Many missing sections. Section B is missing entirely, no redlines.

**Response:** Sections that do not have changes are not included within code ordinance (e.g., 22.801.030.B) – where sections are denoted by \* \* \*

**Comment(s):** Contaminants of Emerging Concern (CECs): Add more references, best management practices for 6PPD-q and other Contaminants of Emerging Concern (CECs), including source control, construction activities, and bioretention.

**Response:** CECs are typically considered pollutants that are not currently regulated, but are of concern based on occurrence, toxicity, and/or bioaccumulation. Some CECs will be addressed through BMPs in the Stormwater Manual based on their physiochemical properties, but they do not need to be called out in the Code since technically they're unregulated. Our Code and Manual and Stormwater Management Program are designed to support compliance with the State's Water Quality Standards.

**Comment(s):** Product Pollutants: Limiting product use and addressing pollutant sources, including home use, for: artificial turf, rubberized playground areas, rubberized landscaping mulch

**Response:** With regard to 6PPD and 6PPD-q, the Washington State Department of Ecology is leading a comprehensive effort to address knowledge gaps, find product alternatives, and develop stormwater treatment technologies. Seattle is actively engaged on this topic – and supports it through funds for Stormwater Action Monitoring studies and separately supporting university research projects -- however the research is still underway and Ecology is yet to define the stormwater BMPs for this chemical group.

**Comment(s):** Authority: Add references to other requirements and authorities, such as requirements from Washington Department of Fish and Wildlife's Hydraulic Project Approval and creek regulations; remove references to other requirements and authorities, such as federal.

**Response:** Refer to 22.800.060 Compliance With Other Laws.

**Comment(s):** Sanitary Sewer System Limitations: Remove side sewer and sanitary system requirements from Stormwater Code and Manual (V4, 22.805.020.K: Comply with Side Sewer Code – References / requirements related to Side Sewers / sanitary system (BMP 12,)

**Response:** No changes proposed. The references to the sanitary sewer systems limitations are typically applicable to construction and source control stormwater discharges.

**Comment(s):** Best Available Science: Make sure BMPs are consistent with Best Available Science (BAS); use verified methods to protect private property and environmental resources

**Response:** As part of the Stormwater Code and Manual process, Seattle utilized best available science to the extent practical and documents in a BAS Memo as part of the update process. Ecology used BAS to develop the BMPs in the SWMMWW.

Stormwater Code - Response to General Public Comments
<p><b>Comment(s):</b> <u>Species Protection</u>: Add impacts from stormwater to salmon and orcas and importance of protecting species and Puget Sound; include temperature thresholds for salmon and orcas.</p> <p><b>Response:</b> Seattle’s Stormwater Code and Manual are designed to support compliance with the State’s Water Quality Standards, which are intended to support the “designated uses” of waterways, including healthy salmonid life stages and other uses (including wildlife, aesthetics, among others). For more details, see: <a href="#">Designated uses - Washington State Department of Ecology</a>.</p>
<p><b>Comment(s):</b> <u>Tree Benefits</u>: Add more information about the benefits of trees; use i-Tree and other tree-related modeling resources; require more tree protection / preservation and maintenance of trees; focus on planting evergreen / coniferous trees; require trees in all BMP applications.</p> <p><b>Response:</b> Many changes were made to the Stormwater Manual in response to public comment; see the Stormwater Manual Table of Changes. The City also relies on Seattle Municipal Code Chapter 25.11 (Tree Protection) and related Land Use and ECA code provisions, in addition to requirements in Volumes 1 and 2 of the Stormwater Manual, for tree protection.</p> <p>Seattle agrees that mature trees provide many benefits, including stormwater management. However, substituting trees for Ecology-approved stormwater BMPs would require sufficient supporting documentation and Ecology approval. Ecology’s MS4 Permit Minimum Requirement #5 addresses flow control and does not provide a framework for replacing required BMPs with trees.</p> <p>Seattle’s existing tree credits for flow control were approved by Ecology based on the Herrera (2008) study and are included in the <a href="#">2009 Seattle Stormwater Manual</a> (Vol. III, Section 4.4.2). Ecology later incorporated similar tree credits in the <a href="#">2012 Stormwater Management Manual for Western Washington</a> (Appendix III-C). Additional documentation demonstrating the stormwater benefits of trees relative to Ecology-approved BMPs could support consideration of future updates. Seattle welcomes collaboration with researchers, practitioners, and community experts to compile and synthesize best available science on the stormwater benefits of trees to inform potential future updates and Ecology review.</p> <p>Trees were added to the On-site Stormwater Management (OSM) BMP List to clarify that appropriate tree species may be incorporated within bioretention, addressing confusion under the 2021 code and manual. Trees are not always feasible, but stormwater management is still desired.</p> <p>Seattle also added <b>soil cells</b> as a new BMP to support both urban tree canopy and stormwater management in constrained urban settings. Because soil cells are a new BMP, Seattle is not currently requiring evaluation of this option for private development projects.</p> <p>Thank you for sharing tree credit program from Portland – we will look at as part of Seattle’s Stormwater Facility Credit Program that reduces drainage rate fees for qualifying properties.</p>
<p><b>Comment(s):</b> <u>Beavers</u>: Acknowledge the eco-engineering skills of local beaver population.</p> <p><b>Response:</b> Seattle acknowledges the eco-engineering skills of beavers here in Seattle and elsewhere but does not think it is applicable to include such acknowledgement in the Stormwater Code and Manual.</p>
<p><b>Comment(s):</b> <u>PCBs</u>: Support for added PCB requirements.</p> <p><b>Response:</b> Seattle supports Ecology’s addition of PCB requirements in their Permit and Manual to help protect downstream systems and waterways.</p>
<p><b>Comment(s):</b> <u>Prescriptive Code</u>: Make requirements based on outcomes instead of code being so prescriptive.</p> <p><b>Response:</b> Seattle is required to be equivalent to the Ecology Stormwater Permit and Stormwater Management Manual for Western Washington (SMMWW) which contains many prescriptive requirements.</p>

## Seattle Stormwater Code Summary of Proposed Changes

### Stormwater Code - Response to General Public Comments

**Comment(s):** Housing impacts: Ecology and Seattle should provide a cost-benefit analysis of proposed changes; provide fee-in-lieu / alternative compliance options.

**Response:** Seattle is required to be equivalent to the Ecology Stormwater Permit which requires incorporating the definition of Common Plan of Development or Sale and making edits to the Closely Related Projects criteria based on Ecology's equivalency review comments.

**Comment(s):** Water Quality Standards: 22.802.010, 22.803.010, 22.805.010, 22.805.020, 22.807.010 & V2 (&V4?): Violations of water quality standards and property / applicant responsibility

**Response:** The city is required to follow RCW / WAC and the MS4 Permit in addition to the Clean Water Act. Existing language aligns with RCW / WAC and MS4 Permit.

**Comment(s):** The updated Stormwater Code and Manual should include requirements to implement AKART stormwater control methods to address priority pollutants and CECs (contaminants of emerging concern).

**Response:** By implementing BMPs, the City is implementing AKART. The City follows the Phase I MS4 Permit requirements, which require that we have ordinances and programs that are aligned with Ecology's SWMMWW and its BMPs. As such, by ensuring our Stormwater Code and Manual comply with the Permit and BMPs in the Manual, we are implementing AKART.

The City continues to implement our Phase I MS4 Permit and our Stormwater Code and Manual, which are at least as stringent as Ecology's SWMMWW.

Ecology is currently determining how to address 6PPD-q (refer to Ecology's 6PPDq Action Plan) and other emerging contaminants through various studies (including those that MS4 Permittees like Seattle pay into as part of our S8 Permit requirements).

If and when Ecology updates the BMPs in SWMMWW to specifically address those contaminants, then the City will implement those when required (e.g., future Code/Manual update).

In the meantime, Ecology updated the Phase I MS4 Permit (effective 8/1/2024) to address some of the sources of road-related pollutants, such as requiring a street sweeping program, increasing stormwater retrofit point requirements, and decreasing the water quality treatment thresholds; Seattle is implementing these requirements in accordance with the Permit.

**Comment(s):** Site development permitting should include clear standards for maintaining or restoring aquifer recharge to help maintain dry season streamflows.

**Response:** Stormwater requirements already require maximizing infiltrating BMPs as Infiltrating BMPs are required if the site is suitable (e.g., away from steep slopes).

**Comment(s):** Stormwater management efforts and regulations should align with the expansive agenda of Puget Sound Partnership to achieve a healthy Puget Sound.

**Response:** The Puget Sound Action Agenda, prepared by the Puget Sound Partnership, contains a vast array of goals and implementation strategies, and some of those are stormwater-related. The Agenda, however, is not a regulatory/compliance tool for stormwater management in the City. The City is required to implement the Phase I MS4 Permit issued by the Dept of Ecology. The Agenda and PSP can promote and run programs to support Puget Sound jurisdictions in implementing the MS4 Permit.

## Seattle Stormwater Code Summary of Proposed Changes

### Stormwater Code - Response to General Public Comments

**Comment(s):** The updated Stormwater Code and Manual should be explicit in requiring AKART for pollutants including plastics where possible. Actual control BMPs to implement AKART is needed.

**Response:** Solid waste, yard waste, and other products are already listed as prohibited discharges in the Stormwater Code (22.802.020.A). Trash and debris are examples of pollutants and our Stormwater Management Program is designed to prevent those items from entering the City's drainage system and downstream waterbodies. By implementing BMPs, per our MS4 Permit and the Stormwater Manual (which is at least as stringent as Ecology's SWMMWW), we are implementing AKART. Questions about AKART should be directed to the WA State Dept. of Ecology.

SPU also has an illegal dumping program to remove materials from the right-of-way; please report dumping to SPU via the Find It, Fix It app.

**Comment(s):** Concerned about swimming in Lake Washington.

**Response:** The City implements stormwater and wastewater programs in accordance with our NPDES Permits. These are designed to control sources of pollution to surface waterbodies where and when we have authority/jurisdiction. Many sources of pollutants are outside of Seattle's authority (e.g., other jurisdictions, air deposition, sediment contamination created by former industries, current industrial operations, State highways, et al.). Refer to Seattle-King County Public Health's Beach Monitoring Program for lake swimming advisories.

**Comment(s):** Include language or a link as reference to ensure alignment and compliance with the 2025 – 2030 Capital Improvement Plan.

**Response:** The City's Stormwater Management Program aligns with the CIP. For example, the item "Protection of Beneficial Uses" supports stormwater management, and vice versa. In addition, stormwater projects help support the CSO line item, and the largest item in the DWW CIP is the South Park Water Quality Facility Project, which is a stormwater treatment project.

This information is not well placed or necessary in the Stormwater Code.

**Comment(s):** Reduce sewer rate and develop Stormwater charge.

**Response:** Refer to drainage rate studies for 21.33 for existing Drainage fee based on hard surface for all parcels. Previous iterations reduced sewer rates and increased drainage rates as suggested.

**Comment(s):** Remove "end-result" provisions in stormwater regulations and permits a project based on US Supreme Court ruling.. Ecology has already removed similar language from its Construction Stormwater General Permit (Section S3).

**Response:** The city is required to follow RCW / WAC and the MS4 Permit in addition to the Clean Water Act. Existing language aligns with RCW / WAC and MS4 Permit.

**Comment(s):** Opposition to CB 121093.

**Response:** Comment not related to Stormwater Code update. Stormwater code mitigates hard surfaces but does not control amount of hard surface on a site.

**Comment(s):** Provide lower drainage rates for properties that minimize impervious surface.

**Response:** Drainage rates under 21.33 are already based on amount hard surface %, with lower % = lower drainage rate.

Seattle Stormwater Code Summary of Proposed Changes

*Stormwater Code, 22.800 – Title, Purpose, Scope, and Authority*

Stormwater Code, 22.800 – Code Section	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	March 2026 Public Review Draft Proposed Change	Driver for Change	Response to Public Comment
22.800.010 through 22.800.030	No edits.	No edits.	No edits.	NA	No comments received.
22.800.040 – Exemptions, adjustments, and exceptions	<ul style="list-style-type: none"> <li>Added that utility work associated with a Parcel-Based Project is not exempt under 22.800.040.A.2.a.</li> <li>Revised pavement maintenance associated with a Parcel-Based Project or Roadway Project is not exempt under 22.800.040.A.2.b.</li> <li>Refer 22.801.170.P for changes associated with “Pavement Maintenance Practices”.</li> <li>Add that ADA work associated with exempt activities is also exempt.</li> </ul>	Added utility work associated with trail or sidewalk must comply with Section 22.805.040.	No new edits.	<p><b>July 2025:</b></p> <ul style="list-style-type: none"> <li>Consistency with 2024 MS4 Permit.</li> </ul> <p><b>January 2026:</b></p> <ul style="list-style-type: none"> <li>Consistency with 2024 MS4 Permit.</li> <li>Public comment.</li> </ul>	<p><b>Comment(s):</b> <u>Activities Associated with Development:</u> Pavement restoration and utility installation associated with development should still be considered exempt activities.</p> <p><u>Exempt activities combined:</u> State that exempt activities that are combined together are still exempt if done together.</p> <p><u>Utility structures:</u> Include utility housing / structures in utility exemption.</p> <p><u>Existing facilities exemption:</u> Clarify that existing facilities meeting development requirements are exempt for requirements.</p> <p><b>Response:</b> No code changes proposed: Revisions required per 2024 MS4 Permit, Appendix 1. If the criteria for exempt activities are met per SMC 22.800.040 then the activities are exempt under that provision even if performed with other exempt activities or separately. Including utility structures / housing does not meet Permit requirements. Projects that trigger stormwater code requirements are required to meet those requirements and are not exempt, even if those sites use an existing facility to meet</p>

Seattle Stormwater Code Summary of Proposed Changes

Stormwater Code, 22.800 – Code Section	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	March 2026 Public Review Draft Proposed Change	Driver for Change	Response to Public Comment
					<p>the requirements. Refer to 22.805.060 Parcel-based Projects for additional response information.</p> <p><b>Comment(s):</b> ADA exemption only applies when it's ADA work associated with exempt activities not when it's ADA work ONLY. Consider exemption for ADA work only,</p> <p><b>Response:</b> Seattle asked Ecology to also exempt ADA work in addition to other exemptions. Ecology's response was "no" since the Permit does not explicitly include an ADA exemption. Refer to Trail / Sidewalk project type for clarification added for ADA only work.</p>
22.800.070 – Minimum Requirements for City Agency Projects	Changed dates and references so that they are up to date with the most recent Permit S5.C5 vesting dates.	No edits.	Changed reference from “fiscal year” to “City’s 2026 budget”.	<p><b>July 2025:</b></p> <ul style="list-style-type: none"> <li>Consistency with 2024 MS4 Permit.</li> </ul> <p><b>January 2026:</b></p> <ul style="list-style-type: none"> <li>NA</li> </ul> <p><b>March 2026:</b></p> <ul style="list-style-type: none"> <li>Clarification.</li> </ul>	<p><b>Comment(s):</b> <u>Vesting Dates</u>: Concerns over time limit to vest projects.</p> <p><b>Response:</b> Error in 7/15/2025 public meeting slide, but code draft is correct. No changes proposed– revisions required per 2024 MS4 Permit. Projects have <b>10 years</b> to “start construction” when vested under a previous code and manual version.</p>
22.800.080 through 22.800.090	No edits.	No edits.	No edits.	NA	No comments received.

Seattle Stormwater Code Summary of Proposed Changes

Stormwater Code, 22.800 – Code Section	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	March 2026 Public Review Draft Proposed Change	Driver for Change	Response to Public Comment
22.800.100 – Transition to Revised Stormwater Code	Changed dates and references so that they are up to date with the most recent Permit S5.C5 vesting dates.	Revised vesting text for simplicity.	Removed “gas” installation from a utility that counts as a “start of construction”.	<p><b>July 2025:</b></p> <ul style="list-style-type: none"> <li>● Consistency with 2024 MS4 Permit.</li> <li>● [note, slide from July 2025 meeting incorrect – fixed slide based on public comment]</li> </ul> <p><b>January 2026:</b></p> <ul style="list-style-type: none"> <li>● Simplifying text for better understanding.</li> </ul> <p><b>March 2026:</b></p> <ul style="list-style-type: none"> <li>● Consistency with Land Use Code parameters.</li> </ul>	<p><b>Comment(s):</b> <u>Vesting Dates</u>: Concerns over time limit to vest projects.</p> <p><b>Response:</b> Error in 7/15/2025 public meeting slide, but code draft is correct. No changes proposed– revisions required per 2024 MS4 Permit. Projects have <b>10 years</b> to “start construction” when vested under a previous code and manual version.</p>

Seattle Stormwater Code Summary of Proposed Changes

*Stormwater Code, 22.801 – Definitions*

Stormwater Code, 22.801 – Code Section	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	March 2026 Public Review Draft Proposed Change	Driver for Change	Response to Public Comment
22.801.020 – “A” – “Aquatic life use”	No edits.	Revised “Aquatic life use” definitions to clarify that, for the purposes of the Stormwater Code, this term is only used in relation to “fresh water bodies”; added wetlands.	Added “ <u>Aquatic life use, marine water</u> ” and revised existing definition to: “Aquatic life use, <u>fresh water</u> ”.	<b>January 2026:</b> <ul style="list-style-type: none"> <li>Public comment.</li> </ul> <b>March 2026:</b> <ul style="list-style-type: none"> <li>Public comment.</li> </ul>	<b>Comment(s):</b> <u>Aquatic Life</u> : Expand definition – add benthic life, wetlands, temperature, species; Include saltwater / marine life definition.  <b>Response:</b> Seattle relies on WAC 173-201A-200 definition for Aquatic Life. Seattle added “wetlands” to definition. Seattle added WAC 173-201A-210 (Marine Water Designated Uses and Criteria)

Seattle Stormwater Code Summary of Proposed Changes

Stormwater Code, 22.801 – Code Section	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	March 2026 Public Review Draft Proposed Change	Driver for Change	Response to Public Comment
<p>22.801.040 – “C” - “Closely Related Projects”</p>	<p>Added “Closely Related Projects” definition</p> <p>[Text from Volume 1 table of changes:</p> <p><i>Added new closely related projects criteria to include projects without construction approval in addition to projects under review.</i></p> <p><i>Clarified other criteria for determining if two or more projects are closely related.</i>]</p>	<ul style="list-style-type: none"> <li>● Moved “Closely related projects” criteria from Volume 1 to code definition.</li> <li>● Revised and clarified criteria.</li> <li>● Revised limits to what are considered Closely Related Projects for projects on very large parcels (e.g., major institutions).</li> <li>● Added that “Common plan of development or sale” are also “Closely related projects”.</li> </ul>	<ul style="list-style-type: none"> <li>● Revised criteria that a shared driveway “is proposed” for more than one project</li> <li>● Removed previously proposed: “projects are on the same lot or parcel” criteria.</li> <li>● Removed “Common plan of development or sale” from “Closely related projects” definition shown in January 2026 draft.</li> </ul>	<p><b>July 2025:</b></p> <ul style="list-style-type: none"> <li>● Moved closely related projects <i>definition</i> under code authority instead of rule.</li> </ul> <p><b>January 2026:</b></p> <ul style="list-style-type: none"> <li>● Moved closely related projects <i>criteria</i> under code authority instead of rule.</li> <li>● Ecology equivalency comments.</li> <li>● Public comment.</li> <li>● Clarification.</li> </ul> <p><b>March 2026:</b></p> <ul style="list-style-type: none"> <li>● Public comment.</li> <li>● Clarification.</li> </ul>	<p><b>Comment(s):</b> <u>Closely Related Project</u>: Clarify definition related to interdependency.</p> <p><u>Projects on same lot / parcel</u>: Concern that distinctly separate projects on very large parcels will be counted as a closely related project.</p> <p><b>Response:</b> Added clarifying text to criteria based on comments received. Also see response for “Common plan of development or sale” below.</p> <p>Removed criteria regarding projects being on same lot are parcel and revised criteria related to shared driveway.</p>

Seattle Stormwater Code Summary of Proposed Changes

Stormwater Code, 22.801 – Code Section	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	March 2026 Public Review Draft Proposed Change	Driver for Change	Response to Public Comment
<p>22.801.040 – “C” - “Common plan of development <u>or sale</u>”</p>	<p>Added “Common Plan of Development” definition.</p>	<ul style="list-style-type: none"> <li>● Added “or sale” to definition.</li> <li>● Added examples for “single [common] plan”.</li> </ul>	<p>Removed examples for “single [common] plan” shown in January 2026 code draft. Refer to revised criteria in Volume 1, Section 2.1.3 (Common Plan of Development or Sale) of the Stormwater Manual.</p>	<p><b>July 2025:</b></p> <ul style="list-style-type: none"> <li>● Consistency with 2024 MS4 Permit.</li> </ul> <p><b>January 2026:</b></p> <ul style="list-style-type: none"> <li>● Ecology equivalency comments.</li> </ul> <p><b>March 2026:</b></p> <ul style="list-style-type: none"> <li>● Public comment.</li> <li>● Clarification.</li> </ul>	<p><b>Comment(s):</b> <u>Common Plan of Development</u>: Cost, timing, scope, and uncertainty concerns regarding multiple parcels or several capital improvements being aggregated as one project.</p> <p><u>Appeal process</u>: Request to clarify appeal process to common plan of development or sale designation.</p> <p><b>Response:</b> During equivalency review, Ecology determined that Seattle’s prior use of criteria such as common developer, property owner, or marketing/sales scheme to conclude that projects are <i>not</i> closely related is inconsistent with Ecology’s definition of a Common Plan of Development or Sale and Ecology’s responses to comments on the 2024 MS4 Permit. Ecology directed Seattle to consider these factors when evaluating whether multiple developments may constitute a Common Plan of Development or Sale. Seattle removed “single plan” examples from code and instead clarified in Stormwater Manual Volume 1, Section 2.1.3.</p> <p>Refer to existing dispute resolution processes.</p>

Seattle Stormwater Code Summary of Proposed Changes

Stormwater Code, 22.801 – Code Section	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	March 2026 Public Review Draft Proposed Change	Driver for Change	Response to Public Comment
22.801.040 – “C” – “Creek”	No edits.	<ul style="list-style-type: none"> <li>● Updated definition to remove reference to creek “Type” and to rely on “stream” definition instead.</li> <li>● “Creek” and “stream” continue to be used synonymously.</li> <li>● Refer to 22.801.200 “Stream” for changes.</li> </ul>	No new edits.	<b>January 2026:</b> <ul style="list-style-type: none"> <li>● Consistency with MS4 Permit.</li> </ul>	No comments received.
22.801.050 – “D” – “Development”	Added "street improvement permit" to items listed under the "Development" definition.	No new edits.	No new edits.	<b>July 2025:</b> <ul style="list-style-type: none"> <li>● Made edit to be consistent with implementation and 2024 MS4 Permit.</li> </ul>	<b>Comment(s):</b> <u>Hard Surfaces:</u> Are there hard (impervious) surface limits for parcels? <b>Response:</b> S No changes proposed – Seattle does not have land use impervious / hard surface limits.
22.801.050 – “D” – “Drainage water”	No edits.	Added reference to subsection 22.802.030.B to “Drainage water” definition.	No new edits.	<b>January 2026:</b> <ul style="list-style-type: none"> <li>● Clarification.</li> </ul>	No comments received.
22.801.060 – “E” – “Enhanced treatment facility”	No edits.	Removed “Enhanced treatment facility” definition – now “Metals treatment facility”.	No new edits.	<b>January 2026:</b> <ul style="list-style-type: none"> <li>● Consistency with 2024 MS4 Permit.</li> </ul>	No comments received.
22.801.080 – “G” – “Groundwater”	No edits.	Added water being “perched or otherwise” to the “Groundwater” definition.	No new edits.	<b>January 2026:</b> <ul style="list-style-type: none"> <li>● Clarification.</li> </ul> <b>March 2026:</b>	No comments received.

Seattle Stormwater Code Summary of Proposed Changes

Stormwater Code, 22.801 – Code Section	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	March 2026 Public Review Draft Proposed Change	Driver for Change	Response to Public Comment
22.801.090 – “H” - “Hard Surface”	No edits.	No edits.	No edits.	NA	<p><b>Comments:</b> Questions about impervious surface limits in stormwater code / manual.</p> <p><b>Response:</b> No changes proposed – Seattle relies on land use code for lot coverage.</p>
22.801.090 – “H” – “High-use sites”	Added new items to "High-use Sites" definition including total trip counts and other petroleum related products in addition to “oil”.	Clarified “High-use sites” includes “oil or other petroleum products”.	No substantive edits.	<p><b>July 2025:</b></p> <ul style="list-style-type: none"> <li>Consistency with 2024 MS4 Permit.</li> </ul> <p><b>January 2026:</b></p> <ul style="list-style-type: none"> <li>Clarification.</li> </ul> <p><b>March 2026:</b></p> <ul style="list-style-type: none"> <li>Clarification</li> </ul>	<p><b>Comment(s):</b> <u>High-Use Sites</u>: 22.801.080.H: The added trip count of 300 total trip ends per day is too low.</p> <p><b>Response:</b> No changes proposed – revisions required per 2024 MS4 Permit, Appendix 1.</p>
22.801.100 – “I” – “Infiltration BMP”	Categorized "Infiltration BMP" in the same category as "Infiltration Facility"	No new edits.	No new edits.	<p><b>July 2025:</b></p> <ul style="list-style-type: none"> <li>Clarification.</li> </ul>	No comments received.
22.801.100 – “I” – “Impervious surface”	Revised “vehicle traffic” to “vehicle use”.	Revised “subjected” to “ <u>subject</u> to vehicular <u>use</u> ”	No new edits.	<p><b>July 2025:</b></p> <ul style="list-style-type: none"> <li>Match terminology in code.</li> </ul> <p><b>January 2026:</b></p> <ul style="list-style-type: none"> <li>Match terminology in code.</li> </ul>	No comments received.

Seattle Stormwater Code Summary of Proposed Changes

Stormwater Code, 22.801 – Code Section	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	March 2026 Public Review Draft Proposed Change	Driver for Change	Response to Public Comment
22.801.130 – “L” – “Large project”	<ul style="list-style-type: none"> <li>Revised "Large project" definition by removing thresholds related to conversion of pervious areas and lowering land-disturbing activity threshold to 10,000 sf from one acre to account for potential erosion impacts in a tight urban environment.</li> <li>In the Stormwater Manual, “Large Project” term is only used in relation to when a "Large Project" Construction Stormwater Control plan sheet is required in Volumes 1 &amp; 2.</li> </ul>	No new edits.	No new edits.	<p><b>July 2025:</b></p> <ul style="list-style-type: none"> <li>Updated large project definition to address potential erosion issues and streamline terminology.</li> </ul>	<p><b>Comment(s):</b> <u>Large Project</u>: 22.801.130: Why were land conversions removed from definition?</p> <p><b>Response:</b> The definition of “Large Project” is now only used to determine when a Standard Plan or Comprehensive Plan is required. Land conversion thresholds can still be found within the flow control and water quality treatment requirements – see 22.805.050 and 22.805.060 for thresholds.</p>
22.801.140 – “M” – “Metals Treatment Facility”	NA	Added new definition for “Metals treatment facility” to replace “enhanced treatment facility” definition.	No new edits.	<p><b>January 2026:</b></p> <ul style="list-style-type: none"> <li>Consistency with 2024 MS4 Permit.</li> </ul>	No comments received.
22.801.140 – “M” - “Municipal separate storm sewer system”	No edits.	Added new definition for “Municipal separate storm sewer system”.	No new edits.	<p><b>January 2026:</b></p> <ul style="list-style-type: none"> <li>Ecology equivalency comment.</li> </ul>	No comments received.

Seattle Stormwater Code Summary of Proposed Changes

Stormwater Code, 22.801 – Code Section	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	March 2026 Public Review Draft Proposed Change	Driver for Change	Response to Public Comment
22.801.140 – “M” - “Municipal Stormwater NPDES Permit”	Updated “Municipal Stormwater NPDES Permit” to not exclude areas outside the City [of Seattle] limits.	No new edits.	No new edits.	<b>July 2025:</b> <ul style="list-style-type: none"> <li>Consistency with MS4 Permit.</li> </ul>	No comments received.
22.801.150 – “N” - “New Hard Surface”	Revised “New Hard Surface” definition for consistency with Permit and to clarify reuse of an existing hard surface not previously subject to vehicular use.	<ul style="list-style-type: none"> <li>Revised “new hard surface” to clarify it is the creation of a hard surface or upgrade from existing surface.</li> <li>Added additional examples of new hard surfaces and reference to “replaced hard surface” definition.</li> </ul>	Added “modifying” and other clarifications to definition.	<b>July 2025:</b> <ul style="list-style-type: none"> <li>Streamline definitions and consistency with 2024 MS4 Permit.</li> </ul> <b>January 2026:</b> <ul style="list-style-type: none"> <li>Clarification.</li> </ul> <b>March 2026:</b> <ul style="list-style-type: none"> <li>Clarification</li> </ul>	No comments received.
22.801.150 – “N” - <del>“New Impervious Surface”</del> <i>(deleted definition)</i>	Deleted “New Impervious Surface” definition as already defined as part of “New Hard Surface” definition.	No new edits.	No new edits.	<b>July 2025:</b> <ul style="list-style-type: none"> <li>Streamline definitions and consistency with 2024 MS4 Permit.</li> </ul>	No comments received.
22.801.170 – “P” - “Pavement Maintenance Practices	Revised “Pavement Maintenance Practices” and moved to definitions from 22.800.040 Exemptions.	Added “repair and maintenance of an existing surface” to clarify definition also applies to sidewalk maintenance.	<p>Added that pavement maintenance can include sidewalks limited to the criteria found under definition (e.g., square cut patching)</p> <p>Clarified that pothole and square cut patching does not count towards new or replaced hard surface amounts when performing only exempt activities.</p>	<b>July 2025:</b> <ul style="list-style-type: none"> <li>Streamline definitions and consistency with 2024 MS4 Permit.</li> </ul> <b>January 2026:</b> <ul style="list-style-type: none"> <li>Public comment.</li> </ul> <b>March 2026:</b> <ul style="list-style-type: none"> <li>Public comment.</li> </ul>	<b>Comment(s):</b> Pavement Maintenance: 22.801.170.P: Include sidewalk repair / maintenance in definition. <b>Response:</b> Clarification added.

Seattle Stormwater Code Summary of Proposed Changes

Stormwater Code, 22.801 – Code Section	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	March 2026 Public Review Draft Proposed Change	Driver for Change	Response to Public Comment
22.801.170 – “P”- “Pollution-Generating Hard Surface”	<ul style="list-style-type: none"> <li>Moved “Vehicular Use” definition from definition of “Pollution-Generating Impervious Surface” and created new “Vehicular Use” standalone definition.</li> <li>Refer to 22.801.230.V for changes to “Vehicular Use” definition.</li> </ul>	No new edits.	No substantive edit.	<p><b>July 2025:</b></p> <ul style="list-style-type: none"> <li>Streamline definitions and consistency with 2024 MS4 Permit.</li> </ul> <p><b>January 2026:</b></p> <ul style="list-style-type: none"> <li>NA</li> </ul> <p><b>March 2026:</b></p> <ul style="list-style-type: none"> <li>Clarification</li> </ul>	No comments received.
22.801.170 – “P”- <del>“Pollution-Generating Impervious Surface”</del> (deleted definition)	Deleted “Pollution-Generating Impervious Surface” definition as already defined as part of “Pollution-Generating Hard Surface” definition.	No new edits.	No new edits.	<p><b>July 2025:</b></p> <ul style="list-style-type: none"> <li>Streamline definitions and consistency with 2024 MS4 Permit.</li> <li></li> </ul>	No comments received.
22.801.170 – “P”- “Project”	No edits.	Revised definition to also refer to section 22.801.050 for “development”.	No new edits.	<p><b>January 2026:</b></p> <ul style="list-style-type: none"> <li>Consistency with 2024 MS4 Permit.</li> </ul>	No comments received.
22.801.190 – “R” - “Receiving Water”	No edits.	No edits.	No edits.	NA	<p><b>Comment(s):</b> Drainage systems and combined sewers should be considered a receiving water.</p> <p><b>Response:</b> No changes proposed – Receiving waters are waters of the state Drainage systems and combined sewers, by definition, are not waters of the state.</p>

Seattle Stormwater Code Summary of Proposed Changes

Stormwater Code, 22.801 – Code Section	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	March 2026 Public Review Draft Proposed Change	Driver for Change	Response to Public Comment
22.801.190 – “R” - “Replaced Hard Surface”	Revised definition of “Replaced Hard Surface” definition to clarify existing foundation or subgrade / base course must remain.	Added clarification for when the structure or other hard surfaces are modified would be considered a “replaced hard surface” or a “new hard surface”.	Restructured definition for clarity related to “other hard surfaces”.	<b>July 2025:</b> <ul style="list-style-type: none"> <li>Streamline definitions and consistency with 2024 MS4 Permit.</li> </ul> <b>January 2026:</b> <ul style="list-style-type: none"> <li>Clarification.</li> </ul>	No comments received.
22.801.190 – “R” - “Replaced Impervious Surface” (deleted definition)	Deleted “Replaced Impervious Surface” definition as already defined as part of “Replaced Hard Surface” definition.	No new edits.	No new edits.	<b>July 2025:</b> <ul style="list-style-type: none"> <li>Streamline definitions and consistency with 2024 MS4 Permit.</li> </ul>	No comments received.
22.801.200 – “S” - “Single-Family Residential Project” (deleted definition)	Revised “Single-Family Residential Project” definition to align with CB 120993 (OPCD Permanent State Zoning Compliance ORD) and maintain consistency with current 2021 Stormwater Code requirements for Single-Family Residential projects.	<ul style="list-style-type: none"> <li>Deleted “Single family residential project” definition.</li> <li>Refer to 22.805.050 for revised parcel-based project thresholds.</li> </ul>	No new edits.	<b>July 2025:</b> <ul style="list-style-type: none"> <li>Consistency with Land Use Code update and to maintain status quo for Single-Family Residential project requirements.</li> <li>Revised site definition for consistency with 2024 MS4 Permit.</li> </ul> <b>January 2026:</b> <ul style="list-style-type: none"> <li>Public comment.</li> <li>Align project thresholds and address 2025 Land Use Code changes.</li> </ul>	<b>Comment(s):</b> <u>Single-Family Residential Project</u> : Align definition with Land Use Code and Comprehensive Plan updates for allowance of up to four dwelling units.  <b>Response:</b> Deleted SFR definition to align with Land Use Code and Comprehensive Plan updates. Refer to 22.805.060 Parcel-based Projects for additional information.

Seattle Stormwater Code Summary of Proposed Changes

Stormwater Code, 22.801 – Code Section	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	March 2026 Public Review Draft Proposed Change	Driver for Change	Response to Public Comment
22.801.200 – “S” – “Site”	Revised definition of “Site” to include that a site may included “multiple parcels and / or sections of right-of-way”.	No new edits.	No new edits.	<b>July 2025:</b> <ul style="list-style-type: none"> <li>Revised site definition for consistency with 2024 MS4 Permit.</li> </ul>	No comments received.
22.801.200 – “S” – “Small project”	No edits.	Revised land disturbing activity threshold for “Small project” from one acre to less than 10,000 square feet.	No new edits.	<b>January 2026:</b> <ul style="list-style-type: none"> <li>To align with proposed “large project” definition. Refer to 22.801.130 “large project” definition.</li> </ul>	No comments received.
22.801.200 – “S” – “Stream”	No edits.	<ul style="list-style-type: none"> <li>Updated definition to remove reference to creek “Type”</li> <li>“Creek” and “stream” continue to be used synonymously.</li> </ul>	No new edits.	<b>July 2025:</b> <ul style="list-style-type: none"> <li>Streamline definitions and consistency with 2024 MS4 Permit.</li> </ul> <b>January 2026:</b> <ul style="list-style-type: none"> <li>Consistency with MS4 Permit.</li> </ul>	No comments received.
22.801.200 – “S” – “Surface waters”	NA	Added new “surface waters” definition.	No new edits.	<b>July 2025:</b> <ul style="list-style-type: none"> <li>Streamline definitions and consistency with 2024 MS4 Permit.</li> </ul> <b>January 2026:</b> <ul style="list-style-type: none"> <li>Clarification.</li> </ul>	No comments received.

Seattle Stormwater Code Summary of Proposed Changes

Stormwater Code, 22.801 – Code Section	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	March 2026 Public Review Draft Proposed Change	Driver for Change	Response to Public Comment
22.801.230 – “V” - “Vehicular Use”	<ul style="list-style-type: none"> <li>• “Vehicular Use” definition now standalone definition instead of included in “Pollution-Generating Impervious Surface” definition.</li> <li>• Added clarifications to “Vehicular Use” related to existing light rail and airports parameters.</li> </ul>	Revised definition for clarity.	No new edits.	<p><b>July 2025:</b></p> <ul style="list-style-type: none"> <li>• Streamline definitions and consistency with 2024 MS4 Permit.</li> </ul> <p><b>January 2026:</b></p> <ul style="list-style-type: none"> <li>• Clarification.</li> </ul>	No comments received.

Seattle Stormwater Code Summary of Proposed Changes

*Stormwater Code, 22.802 – Prohibited and Permissible Discharges*

Stormwater Code, 22.802 – Code Section	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	March 2026 Public Review Draft Proposed Change	Driver for Change	Response to Public Comment
22.802.010 – General	No edits.	No edits.	No edits.	NA	No comments received.
22.802.020 – Prohibited Discharges	No edits.	Added bromine to prohibited discharges.	No new edits.	<b>January 2026:</b> <ul style="list-style-type: none"> <li>Public comment.</li> </ul>	<b>Comment(s):</b> <u>Brominated Water</u> : Add brominated water in addition to chlorine. <b>Response:</b> Seattle has updated the list of prohibited discharges to include bromine and brominated water
22.802.030 – Permissible Discharges	<ul style="list-style-type: none"> <li>Added that routine building washdowns and discharges are allowed but dependent on building age and absence of PCBs</li> <li>Clarified that lawn watering and irrigation runoff discharges are only allowed if water use is minimized</li> <li>Clarified that only “non-toxic” tracing dye can be used.</li> </ul>	No new edits.	Updated terminology related to building washdowns and PCBs by replacing reference to “single-family residential buildings” with “single detached dwelling units and associated accessory structures”.	<b>July 2025:</b> <ul style="list-style-type: none"> <li>Consistency with 2024 MS4 Permit &amp; SWMMWW.</li> </ul> <b>January 2026:</b> <ul style="list-style-type: none"> <li>NA</li> </ul> <b>March 2026:</b> <ul style="list-style-type: none"> <li>Consistency with Land Use Code updates</li> </ul>	<b>Comment(s):</b> <u>Emergency Discharges</u> : Add “Permissible Emergency Discharges” for emergency water overflow situations and fire system testing. <b>Response:</b> Outside of scope of stormwater manual.
22.802.040 – Testing for Prohibited Discharges	No edits.	No edits.	No edits.	NA	No comments received.

Seattle Stormwater Code Summary of Proposed Changes

*Stormwater Code, 22.803 – Minimum Requirements for All Discharges and All Real Property*

Stormwater Code, 22.803 – Code Section	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	March 2026 Public Review Draft Proposed Change	Driver for Change	Response to Public Comment
22.803.010 - General	No edits.	No new edits.	No new edits.	NA	No comments received.
22.803.020 – Minimum requirements for all discharges and real property.	No edits.	Added facility components must be kept accessible for inspection and maintenance.	No new edits.	<b>January 2026:</b> <ul style="list-style-type: none"> <li>• Clarification.</li> </ul>	No comments received.
22.803.030 – Minimum Requirements for Source Controls for All Real Property	Broadened discharge rule to include more types of dog runs, not just rooftop ones.	Added reference to Seattle Stormwater Manual Volume 4.	Text edits to better clarify constructed dog run applicability.	<b>July 2025:</b> <ul style="list-style-type: none"> <li>• Clarification.</li> </ul> <b>January 2026:</b> <ul style="list-style-type: none"> <li>• Clarification.</li> </ul> <b>March 2026:</b> <ul style="list-style-type: none"> <li>• Clarification.</li> </ul>	<b>Comment(s):</b> <u>Marine Pump Out</u> : Source control for businesses: Add “sewage pump outs” in addition to fueling.  <b>Response:</b> Refer to state requirements. Will consider adding under 2031 update.

Seattle Stormwater Code Summary of Proposed Changes

Stormwater Code, 22.803 – Code Section	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	March 2026 Public Review Draft Proposed Change	Driver for Change	Response to Public Comment
<p>22.803.040 – Minimum Requirements for Source Controls For Businesses and Public Entities for Specific Activities (<i>title change</i>)</p>	<p>No edits.</p>	<ul style="list-style-type: none"> <li>Updated title of section to “Minimum Source Controls for Specific Activities”.</li> <li>Revised so that source control requirements for “specific activities” under one new subsection 22.803.040.A.</li> <li>Revised 22.803.040.B (formerly 22.803.040.A) to reference Section 22.802.020 instead of subsections 22.802.020.A-D.</li> </ul>	<p>No new edits.</p>	<p><b>January 2026:</b></p> <ul style="list-style-type: none"> <li>Clarification.</li> </ul>	<p><b>Comment(s):</b> Provisions exempting properties that drain solely to the public combined sewer from most critical source control BMPs create a significant regulatory gap, with little city-led verification as to which properties qualify.</p> <p><b>Response:</b> 22.803.040 updated to be more general for source control requirements.</p> <p>The City is required to comply with the MS4 Permit and be equivalent to Ecology's SWMMWW in non-combined areas (note that Volume 4 BMPs 1 through 16 apply to all areas of the City).</p> <p>The City's Combined Sewer System NPDES Permit addresses combined areas of the City; Minimum Control #7 in that CSS Permit addresses pollution prevention from stormwater in the combined areas.</p>

*Stormwater Code, 22.805 – Minimum Requirements for All Projects*

Stormwater Code, 22.805 – Code Section	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change Driver for Change	March 2026 Public Review Draft Proposed Change	Driver for Change	Response to Public Comment
22.805.010 – General	<ul style="list-style-type: none"> <li>Added that in addition to “Closely Related Projects”, thresholds apply to entire “Common Plan of Development”, “Short Plat”, and “Subdivision” when applying thresholds.</li> <li>Clarified that the assumed level of hard surface coverage is based on maximum allowable build-out coverage when applying thresholds.</li> </ul>	<ul style="list-style-type: none"> <li>Reordered text for clarity.</li> <li>Revised “closely related projects” and “common plans of development or sale” text to align with definitions under 22.801.040.C.</li> </ul>	<p>Revised text to reflect common plan of development or sale no longer under closely related projects definition.</p> <p>Removed reference to “small lot residential (RSL)” to align with Land Use Code updates.</p>	<p><b>July 2025:</b></p> <ul style="list-style-type: none"> <li>Consistency with 2024 MS4 permit and clarification.</li> </ul> <p><b>January 2026:</b></p> <ul style="list-style-type: none"> <li>Ecology equivalency comments.</li> <li>Clarification.</li> </ul> <p><b>March 2026:</b></p> <ul style="list-style-type: none"> <li>Clarification.</li> <li>Public Comment.</li> </ul>	Corrected code reference per public comment
22.805.020 – Minimum requirements for all projects C. Minimum requirements for flood-prone areas. G. Project shorelines.	Updated code reference related to minimum requirements for flood-prone areas.	No new edits.	Corrected shoreline code references.	<p><b>July 2025:</b></p> <ul style="list-style-type: none"> <li>Clarification.</li> </ul> <p><b>January 2026:</b></p> <ul style="list-style-type: none"> <li>NA</li> </ul> <p><b>March 2026:</b></p> <ul style="list-style-type: none"> <li>Public Comment.</li> </ul>	Corrected code reference per public comment.

Seattle Stormwater Code Summary of Proposed Changes

Stormwater Code, 22.805 – Code Section	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change Driver for Change	March 2026 Public Review Draft Proposed Change	Driver for Change	Response to Public Comment
<p>22.805.020 – Minimum requirements for all projects D. Minimum requirements for construction stormwater pollution prevention plan.</p>	<ul style="list-style-type: none"> <li>● Changed on-site BMP to infiltration BMP requiring protection during construction.</li> <li>● Instead of referring to "large project" under "12. Control dewatering" section, added specific thresholds; no substantive changes.</li> </ul>	<ul style="list-style-type: none"> <li>● Under "4. Protect downstream properties and receiving waters": <ul style="list-style-type: none"> <li>- Added the requirement to protect downstream properties and receiving waters from "<u>flooding</u>" in addition to "erosion"</li> <li>- Added controlling "<u>duration</u>" in addition to: "volume, velocity, and peak flow rate".</li> </ul> </li> <li>● Added "all projects with an excavation depth of less than 12 feet located in an area expected to have shallow groundwater depths" to "12. Control dewatering"..</li> </ul>	<p>No new edits.</p>	<p><b>July 2025:</b></p> <ul style="list-style-type: none"> <li>● Made edits to not limit the type of infiltrating BMP areas requiring protection.</li> <li>● "Large project" is now only used in the Stormwater Manual for construction stormwater controls.</li> </ul> <p><b>January 2026:</b></p> <ul style="list-style-type: none"> <li>● Address flooding and erosion impacts associated with construction.</li> <li>● Ecology equivalency comments.</li> <li>● Clarification.</li> </ul>	<p><b>Comment(s):</b> Revise language related to excavations of less than 12-feet to remove ambiguity for projects.</p> <p><b>Response:</b> No change proposed - including "all projects with an excavation depth of less than 12 feet located in an area expected to have shallow groundwater depths" criteria makes sense for areas with known or suspected high groundwater (e.g., peat settlement prone areas).</p>

Seattle Stormwater Code Summary of Proposed Changes

Stormwater Code, 22.805 – Code Section	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change Driver for Change	March 2026 Public Review Draft Proposed Change	Driver for Change	Response to Public Comment
22.805.020 – Minimum requirements for all projects H. Ensure sufficient capacity.	Instead of referring to "large project" under "Ensure sufficient capacity" section, added specific thresholds; no substantive changes.	<ul style="list-style-type: none"> <li>Added "all projects with an excavation depth of less than 12 feet located in an area expected to have shallow groundwater depths" to projects that will require dewatering analysis.</li> <li>Added ensure sufficient capacity for "all projects that alter the drainage pattern from 5,000 square feet or more of an existing, new, or replaced hard surface or 3/4 of an acre or more of a pervious surface from a site to a downstream system not previously connected via discrete conveyance".</li> </ul>	No new edits.	<p><b>July 2025:</b></p> <ul style="list-style-type: none"> <li>This change was made since the term "large project" is now only used in the Stormwater Manual for construction stormwater controls.</li> </ul> <p><b>January 2026:</b></p> <ul style="list-style-type: none"> <li>Address dewatering concerns for sites with shallow groundwater.</li> <li>Address changing drainage patterns that are not otherwise captured under "new hard surface" or "replaced hard surface" definitions.</li> </ul>	<p><b>Comment(s):</b> Do not count "replaced hard surface" towards requirement to ensure sufficient capacity; revise language related to excavations less than 12-feet to remove ambiguity for projects.</p> <p><b>Response:</b> No change proposed – changing drainage patterns associated with replaced hard surfaces can effect downstream systems and may necessitate analysis; existing language "all projects with an excavation depth of less than 12 feet located in an area expected to have shallow groundwater depths" criteria makes sense for areas with known or suspected high groundwater (e.g., peat settlement prone areas).</p>
22.805.020 – Minimum requirements for all projects K. Comply with Side Sewer Code.	No edits	Revised authority to only "SPU Director".	No new edits.	<p><b>January 2026:</b></p> <ul style="list-style-type: none"> <li>Side sewer program under SPU Director instead of SPU and SDCI as of January 1, 2026.</li> </ul>	No comments received.

Seattle Stormwater Code Summary of Proposed Changes

Stormwater Code, 22.805 – Code Section	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change Driver for Change	March 2026 Public Review Draft Proposed Change	Driver for Change	Response to Public Comment
22.805.020 – Minimum requirements for all projects O. Minimum requirements for treatment.	NA	New subsection 22.805.020.D for “Minimum requirements for treatment”.	No new edits.	<b>January 2026:</b> <ul style="list-style-type: none"> <li>Address changing flows from pollution-generating hard surfaces that are not otherwise captured under “new hard surface” or “replaced hard surface” definitions.</li> </ul>	<b>Comment(s):</b> Do not require exempt activities under 22.800.040.A to provide treatment. <b>Response:</b> No change proposed – If an existing pollution-generating area is newly discharging to a water body, whether or not it is part of an exempt activity, that area must be treated to mitigate for the direct impacts of the project. Exempt activities are not exempt from this requirements.
22.805.030 - Minimum requirements for single-family residential projects”.	No edits	Removed section 22.805.030 “Minimum requirements for single-family residential projects”.	No new edits.	<b>January 2026:</b> <ul style="list-style-type: none"> <li>Refer to 22.801.200.S for driver.</li> </ul>	No comments received.
22.805.040 - Minimum requirements for trail and sidewalk projects	No edits.	No edits.	No edits.	NA	No comments received.
22.805.050 – Minimum Requirements for Parcel-Based Projects	Revised text to require treatment of discharges from pollution-generating pervious surface areas that flow through a natural or constructed conveyance system from the site.	<ul style="list-style-type: none"> <li>Revised small lake basin flow control threshold from 2,000 square feet to 5,000 square feet.</li> <li>Revised capacity-constrained system flow control threshold from 2,000 square feet to 5,000 square feet.</li> <li>Refer to Volume 3: Section 5.8.2 – Non-infiltrating Bioretention for revised sizing for On-site List and Peak Standard pre-sizing.</li> </ul>	Updated code references to reflect renumbering of 22.805.080 – Flow Control – no change in requirements proposed.	<b>July 2025:</b> <ul style="list-style-type: none"> <li>Consistency with 2024 MS4 Permit.</li> </ul> <b>January 2026:</b> <ul style="list-style-type: none"> <li>Align project thresholds.</li> <li>In tandem with deleting Single Family Residential definition, this change supports building more residential units while mitigating larger volumes with slightly increased bioretention planter sizing.</li> </ul>	<b>Comment(s):</b> <u>Treatment Alternative:</u> Clarify that parcel-based projects that already have equivalent level of treatment meet the Stormwater Code requirements for treatment. <u>Flow control threshold changes:</u> Concern over increase in flow control thresholds / relaxing requirements. <b>Response:</b> <u>Treatment Alternative:</u> Project sites with an existing facility that provides an equivalent level of required treatment must document in the drainage report how the facility meets the triggered requirements. If the existing facility does not meet applicable code or manual

Seattle Stormwater Code Summary of Proposed Changes

Stormwater Code, 22.805 – Code Section	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change Driver for Change	March 2026 Public Review Draft Proposed Change	Driver for Change	Response to Public Comment
				<p><b>March 2026:</b></p> <ul style="list-style-type: none"> <li>• Formatting.</li> </ul>	<p>requirements, the applicant must submit an adjustment request during plan review. See Stormwater Manual Volume 1, Chapter 7 and SMC 22.800.040.C (Adjustments) for requirements.</p> <p><u>Flow Control:</u> Projects are required to provide on-site stormwater management BMPs that prioritize infiltration, evapotranspiration, and pollutant removal. In addition, sizing requirements for non-infiltrating bioretention were increased to better mitigate peak storm events.</p> <p>Flow control systems in dense urban areas often require pumps, deep excavations, electricity use, and intermittent pump discharges that can contribute to downstream erosion or flooding. In addition, the minimum 0.5-inch orifice size required for maintenance limits the effectiveness of flow control when applied to small contributing areas. As a result, the environmental benefit of these systems can be limited.</p> <p>The revised threshold reduces reliance on these systems for small projects while supporting housing development. At the same time, the updated sizing requirements for bioretention and the use of other on-site stormwater management BMPs provide comparable environmental benefits.</p>

Seattle Stormwater Code Summary of Proposed Changes

Stormwater Code, 22.805 – Code Section	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change Driver for Change	March 2026 Public Review Draft Proposed Change	Driver for Change	Response to Public Comment
22.805.060 – Minimum Requirements for Roadway Projects	<ul style="list-style-type: none"> <li>Revised flow control thresholds for discharges to “Wetland” to include “new <u>plus replaced</u>” hard surface.</li> <li>Revised flow control thresholds for discharges to “Listed Creek Basins” to include “new <u>plus replaced</u>” hard surface.</li> <li>Revised flow control thresholds for discharges to “Non-Listed Creek Basins” to include “new <u>plus replaced</u>” hard surface.</li> <li>Revised flow control thresholds for discharges to “Small Lake Basins” to include “new <u>plus replaced</u>” hard surface.</li> </ul>	<ul style="list-style-type: none"> <li>Removed “new hard surface 5,000 square feet” flow control threshold for:                             <ul style="list-style-type: none"> <li>“Wetlands”</li> <li>“Non-Listed Creek Basins”</li> <li>“Small Lake Basins”</li> </ul> </li> <li>Removed “new pollution-generating hard surface 5,000 square feet” treatment threshold.</li> </ul>	<ul style="list-style-type: none"> <li>Updated flow control reference numbers to match renumbering in 22.805.080.</li> <li>Added “plus replaced” missing for wetlands</li> <li>Removed “new hard surface 5,000 square feet” flow control threshold missed for “Listed Creek Basins”</li> </ul>	<p><b>July 2025:</b></p> <ul style="list-style-type: none"> <li>Consistency with 2024 MS4 Permit.</li> </ul> <p><b>January 2026:</b></p> <ul style="list-style-type: none"> <li>Ecology equivalency comment.</li> </ul> <p><b>March 2026:</b></p> <ul style="list-style-type: none"> <li>Formatting.</li> <li>Ecology equivalency comment.</li> </ul>	No comments received.
<p>22.805.070 – Minimum Requirements for On-Site Stormwater Management</p> <p><del>D. On-site Lists</del> <del>2. Single-family Residential Projects—</del> <del>Table A (table deleted)</del></p>	<p>Table A – On-site List for Single-family Residential projects was updated with the following:</p> <ul style="list-style-type: none"> <li>Moved RWH systems sized to meet the OSM Performance Standard to Category 1 for more project flexibility</li> </ul>	Removed Table A - On-site List for Single-family Residential projects.	No new edits.	<p><b>July 2025:</b></p> <ul style="list-style-type: none"> <li>Updated to facilitate increase in tree canopy and stormwater management, improve feasibility of bioretention in space-limited urban areas, to provide additional BMP options, and reduce</li> </ul>	<p><b>Comment(s):</b> [Structural] Soil Cell Bioretention: Why is evaluation of soil cells optional?; Do not require soil cell evaluation.</p> <p><b>Response:</b> Soil Cell Bioretention evaluation / use is an optional Category 2 BMP for the Single-Family Residential On-site List. Use in the city has been limited mainly to the right-of-way but has been added to this project On-site List to facilitate an optional BMP that both mitigates</p>

Seattle Stormwater Code Summary of Proposed Changes

Stormwater Code, 22.805 – Code Section	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change Driver for Change	March 2026 Public Review Draft Proposed Change	Driver for Change	Response to Public Comment
	<ul style="list-style-type: none"> <li>● Added that rain gardens and bioretention facilities can include a tree</li> <li>● Added and clarified “Infiltrating with tree”, “Infiltrating without tree”, and “Non-infiltrating with tree” structural bioretention BMPs</li> <li>● Renamed “Single-family Residential Cisterns” to “Residential Cisterns”</li> <li>● Clarified that infiltrating testing is not required for permeable pavement sidewalks or compost amended strips unless to show infeasibility</li> <li>● Clarified that approved BMP equivalents are allowed for permeable pavement facilities and surfaces</li> </ul>			<p>feasibility barriers for certain BMPs.</p> <p><b>January 2026:</b></p> <ul style="list-style-type: none"> <li>● Removed single-family residential projects from Code and Manual.</li> </ul>	<p>stormwater and provides for more mature and healthy trees. Evaluation for Parcel-Based Projects is not required.</p>

Seattle Stormwater Code Summary of Proposed Changes

Stormwater Code, 22.805 – Code Section	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change Driver for Change	March 2026 Public Review Draft Proposed Change	Driver for Change	Response to Public Comment
<p>22.805.070 – Minimum Requirements for On-Site Stormwater Management</p> <p>D. On-site Lists 3. Trail and Sidewalk Projects – Table B</p>	<p>Table B – On-site List for Trail and Sidewalk Projects was updated with the following:</p> <ul style="list-style-type: none"> <li>Added that rain gardens can include a tree</li> <li>Added that “Infiltrating Structural Bioretention with Tree” can be used as an OSM BMP in Category 2</li> <li>Clarified that infiltration testing is not required for permeable pavement sidewalks or composted amended strips unless used to demonstrate infeasibility.</li> </ul>	<ul style="list-style-type: none"> <li>Changed name from “Infiltrating Structural Bioretention” to “Infiltrating Soil Cell Bioretention”.</li> <li>Added tree criteria per rules by the Director [i.e., Appendix C].</li> </ul>	<p>Clarified footnote for tree infeasibility.</p>	<p><b>July 2025:</b></p> <ul style="list-style-type: none"> <li>Updated to facilitate increase in tree canopy and stormwater management, improve feasibility of bioretention in space-limited urban areas, to provide additional BMP options, and reduce feasibility barriers for certain BMPs.</li> </ul> <p><b>January 2026:</b></p> <ul style="list-style-type: none"> <li>Changed name of soil cell bioretention.</li> <li>Clarification.</li> </ul> <p><b>March 2026:</b></p> <ul style="list-style-type: none"> <li>Clarification</li> </ul>	<p>No comments received.</p>
<p>22.805.070 – Minimum Requirements for On-Site Stormwater Management</p> <p>D. On-site Lists 4. <del>2.</del> Parcel-based Projects – <del>Table C</del> <u>Table A (table moved)</u></p>	<p>Table C – On-site List for Parcel-based Projects was updated with the following:</p> <ul style="list-style-type: none"> <li>Moved RWH sized to meet OSM Performance Standard to Category 1 for more project flexibility</li> </ul>	<ul style="list-style-type: none"> <li>Changed table name from Table C to Table A.</li> <li>Changed name from “Infiltrating Structural Bioretention” to “Infiltrating Soil Cell Bioretention”.</li> </ul>	<p>Removed footnotes for permeable pavement facilities and surfaces and incorporate into table instead.</p>	<p><b>July 2025:</b></p> <ul style="list-style-type: none"> <li>Updated to remove barriers to meeting both tree and stormwater management requirements, improve feasibility of bioretention in space-limited urban areas, to provide additional BMP options, to address</li> </ul>	<p><b>Comment(s):</b> <u>[Structural] Soil Cell Bioretention:</u> Do not require soil cell evaluation.</p> <p><b>Response:</b> Soil Cell Bioretention evaluation is required as a Category 2 BMP for the Roadway Project On-site List. This BMP has been added to this project On-site List to support the City’s initiative to increase Seattle’s tree canopy while</p>

Seattle Stormwater Code Summary of Proposed Changes

Stormwater Code, 22.805 – Code Section	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change Driver for Change	March 2026 Public Review Draft Proposed Change	Driver for Change	Response to Public Comment
	<ul style="list-style-type: none"> <li>● Added that rain gardens and bioretention can include a tree</li> <li>● Added that "Infiltrating Structural Bioretention with Tree" can be used as an OSM BMP in Category 2</li> <li>● Add that "Infiltrating Structural Bioretention without tree" can be used as a Category 3 BMP</li> <li>● Added evaluation of "Vegetated Roofs" for "Projects Discharging to a Designated Receiving Water"</li> <li>● Added "Non-infiltrating Structural Bioretention with Tree" and "Residential Cisterns" as an optional Category 4 BMP</li> <li>● Clarified that infiltration testing is not required for permeable pavement sidewalks or composted amended strips unless proving infeasibility</li> <li>● Clarified in OSM List that approved equivalents</li> </ul>			<p>atmospheric deposition and temperature increases associated with roofs, and to reduce feasibility barriers for certain BMPs.</p> <p><b>January 2026:</b></p> <ul style="list-style-type: none"> <li>● Removed single-family residential projects from Code and Manual.</li> <li>● Changed name of soil cell bioretention.</li> </ul> <p><b>March 2026:</b></p> <ul style="list-style-type: none"> <li>● Clarification</li> </ul>	<p>also mitigating stormwater flow and pollutants from roadways.</p> <p><b>Comment(s):</b> Require trees in all BMP applications.</p> <p><b>Response:</b> For private development, the city relies on the tree planting and retention requirements found in the Land Use and ECA codes. The addition of trees to the OSM Lists is to clarify / acknowledge that trees can be used within bioretention (if the correct species are utilized) as there was confusion under 2021 Code / Manual.</p>

Seattle Stormwater Code Summary of Proposed Changes

Stormwater Code, 22.805 – Code Section	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change Driver for Change	March 2026 Public Review Draft Proposed Change	Driver for Change	Response to Public Comment
	(already included in current BMP manual) are allowed for permeable pavement facilities and surfaces.				
<p>22.805.070 – Minimum Requirements for On-Site Stormwater Management</p> <p>D. On-site Lists</p> <p><del>5-4. Roadway Projects – Table D</del> <u>Table C</u> (<i>table moved</i>)</p>	<p>Table D – On-site List for Roadway Projects was updated with the following:</p> <ul style="list-style-type: none"> <li>Added that rain gardens and bioretention are required to evaluate having a tree</li> <li>Added that "Infiltrating and Non-Infiltrating Structural Bioretention with Tree" can be used as an OSM BMP.</li> <li>Clarified that infiltration testing is not required for permeable pavement sidewalks or composted amended strips unless proving infeasibility.</li> </ul>	<ul style="list-style-type: none"> <li>Changed table name from Table D to Table C.</li> <li>Changed name from "Infiltrating Structural Bioretention" to "Infiltrating Soil Cell Bioretention".</li> <li>Added tree criteria per rules by the Director [i.e., Appendix C].</li> </ul>	<p>Clarified footnote for tree infeasibility.</p>	<p><b>July 2025:</b></p> <ul style="list-style-type: none"> <li>Edits were made to promote tree canopy, to improve feasibility of bioretention in space-limited urban areas, to provide additional BMP options, and to reduce feasibility barriers for certain BMPs.</li> </ul> <p><b>January 2026:</b></p> <ul style="list-style-type: none"> <li>Removed single-family residential projects from Code and Manual.</li> <li>Changed name of soil cell bioretention.</li> <li>Clarification.</li> </ul>	<p><b>Comment(s):</b> <u>[Structural] Soil Cell Bioretention:</u> Do not require soil cell evaluation.</p> <p><b>Response:</b> Soil Cell Bioretention evaluation is required as a Category 2 BMP for the Roadway Project On-site List. This BMP has been added to this project On-site List to support the City's initiative to increase Seattle's tree canopy while also mitigating stormwater flow and pollutants from roadways.</p>

Seattle Stormwater Code Summary of Proposed Changes

Stormwater Code, 22.805 – Code Section	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change Driver for Change	March 2026 Public Review Draft Proposed Change	Driver for Change	Response to Public Comment
22.805.080 – Minimum Requirements for Flow Control	<ul style="list-style-type: none"> <li>Added requirement that in addition to OSM BMPs, all infiltrating BMPs (e.g., Infiltration Basins) must be used to the maximum extent feasible to meet flow control requirements.</li> <li>Updated Wetland Protection – Method 2 to allowed greater flexibility in matching volume percentages during winter months.</li> <li>Clarified that discharges “from the project site” must meet the required flow control standard</li> </ul>	Added requirements if the Wetland Protection Standard cannot be fully met due to the implementation of required on-site stormwater management, water quality, or other Flow Control BMPs.	Renumbered flow control standards to meet new city formatting requirements.	<p><b>July 2025:</b></p> <ul style="list-style-type: none"> <li>Infiltration is prioritized over non-infiltration for groundwater recharge and volume runoff reduction.</li> <li>Consistency with 2024 SWMMWW.</li> <li>Clarification.</li> </ul> <p><b>January 2026:</b></p> <ul style="list-style-type: none"> <li>Clarifications.</li> </ul> <p><b>March 2026:</b></p> <ul style="list-style-type: none"> <li>Clarifications.</li> </ul>	No comments received.

Seattle Stormwater Code Summary of Proposed Changes

Stormwater Code, 22.805 – Code Section	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change Driver for Change	March 2026 Public Review Draft Proposed Change	Driver for Change	Response to Public Comment
22.805.090 – Minimum Requirements for Treatment	<ul style="list-style-type: none"> <li>Added requirement that in addition to OSM BMPs, all infiltrating BMPs (e.g., Infiltration Basins) must be used to the maximum extent feasible to meet water quality treatment requirements.</li> <li>Revised terminology from “Enhanced” to “Metals” Treatment.</li> <li>Updated Metals Treatment thresholds to lower AADT threshold for roadways and to include roadways that provide on-street parking for commercial and industrial areas and sites that are subject to “industrial activities”.</li> </ul>	Added exception to metals treatment requirement for landscaped areas.	Added that landscaped areas with crumb rubber require metals treatment	<p><b>July 2025:</b></p> <ul style="list-style-type: none"> <li>Infiltration is prioritized over non-infiltration for groundwater recharge and volume runoff reduction.</li> <li>Consistency with 2024 MS4 Permit.</li> </ul> <p><b>January 2026:</b></p> <ul style="list-style-type: none"> <li>Consistency with 2024 MS4 Permit.</li> <li>Clarification.</li> </ul> <p><b>March 2026:</b></p> <ul style="list-style-type: none"> <li>Address metals in crumb rubber.</li> </ul>	<p><b>Comment(s):</b> <u>Enhanced vs. Metals Terminology:</u> Why was “Enhanced” Treatment changed to “Metals” Treatment?</p> <p><b>Response:</b> This change was made for equivalency with Ecology’s Permit changes. This change in terminology does not change the actual targeted pollutants, metals – it is only a change in terminology.</p> <p><b>Comment(s):</b> <u>Industrial Activities:</u> Remove “site is subject to industrial activities” threshold of for when metals treatment is required.</p> <p><b>Response:</b> No changes proposed – revisions required per 2024 MS4 Permit, Appendix 1.</p>

*Stormwater Code, 22.807 – Drainage Control Review and Application Requirements*

Stormwater Code, 22.807 – Code Section	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	March 2026 Public Review Draft Proposed Change	Driver for Change	Response to Public Comment
22.807.010 – General	No edits	No edits.	No edits.	NA	No comments received.
22.807.020 – Drainage Control Review and Application Requirements	<ul style="list-style-type: none"> <li>● Clarified that removal of a building or structure, regardless of whether the slab or foundation remains, counts toward the area threshold for standard drainage review and approval</li> <li>● Removed exemption for drainage review for projects in a City owned right-of-way.</li> <li>● Lowered the threshold requiring a Comprehensive Drainage Review to 10,000 square feet of land-disturbing activity.</li> <li>● Clarified when a licensed civil engineer must prepare a drainage control plan.</li> <li>● Added a reference to Source Controls under the Inspection and Maintenance Schedule submittal requirements</li> <li>● Added that in addition to “Closely Related Projects”, thresholds apply to entire “Common Plan of Development”, “Short Plat”, and “Subdivision” when applying thresholds.</li> </ul>	<ul style="list-style-type: none"> <li>● Revised [from July 2025 draft] demolition of a building with roof area of 5,000 square feet or greater as requiring a Comprehensive Drainage Review [not Standard Drainage Review].</li> <li>● Edited text [from July 2025 draft] related to applying thresholds for subdivision and short plats in addition to closely related projects including common plans of development or sale.</li> <li>● Under Inspection and Maintenance Schedule, revised [from July 2025 draft] reference from “source controls” to “source control facilities”</li> </ul>		<p><b>July 2025:</b></p> <ul style="list-style-type: none"> <li>● Clarifications.</li> <li>● Revisions to ensure adequate review of erosion control measures in tight urban environment.</li> <li>● Consistency with 2024 MS4 Permit.</li> </ul> <p><b>January 2026:</b></p> <ul style="list-style-type: none"> <li>● Revisions to ensure adequate review of erosion control measures in tight urban environment.</li> <li>● Clarifications.</li> <li>● Public Comment.</li> </ul>	<p><b>Comment(s):</b> <u>Source Control Inspection and Maintenance Schedule</u>: Concern about requiring source control schedule at time of drainage review.</p> <p><b>Response:</b> Source control reference changed from to 22.803.040 (Minimum Requirements for Source Controls For Business and Public Entities for Specific Activities) to 22.805.020.i (Install Source Controls). This is not a new requirement but only adds a reference to the correct source control code section. This section, 22.807.020.3.b, already requires an Inspection and Maintenance schedules for on-site stormwater management, flow control, treatment, and source control. This requirement is typically addressed during plan review / approval through the required Memorandum of Drainage Control (22.807.020.d).</p> <p><b>Comment(s):</b> <u>Comprehensive Drainage Review Threshold</u>: 22.807.020.A.3 Concern regarding lowering Comprehensive Drainage Review threshold from one acre to 10,000 sf of land disturbing activity; clarify what is</p>

Seattle Stormwater Code Summary of Proposed Changes

Stormwater Code, 22.807 – Code Section	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	March 2026 Public Review Draft Proposed Change	Driver for Change	Response to Public Comment
					meant by “fully-infiltrate all stormwater runoff”. <b>Response:</b> In tight urban environment, 10,000 sf is more appropriate threshold. Refer to Stormwater Manual Volume 3 for requirements meant by “fully-infiltrate all stormwater runoff”
22.807.090 Maintenance and Inspection	No edits.	No edits.	No edits.	NA	No comments received.

*Stormwater Code, 22.808 – Stormwater Code Enforcement*

Stormwater Code, 22.808 – Code Section	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	March 2026 Public Review Draft Proposed Change	Driver for Change	Response to Public Comment
22.808.010 through 22.808.110	No edits.	No edits.	No edits.	NA	<b>Comment(s):</b> Please provide the inspection/enforcement protocols for private property owners. <b>Response:</b> Refer to the City's Stormwater Management Program Plan for more information about how the City implements the Permit including escalating enforcement protocols. SMC Chapter 22.808 and Volume 5 provide enforcement authority and criteria.