

Seattle Stormwater Code and Manual - Summary of Proposed Changes

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 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 Manual

- 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.

Red text: July 2025 proposed changes

Blue text: January 2026 proposed changes

Stormwater Code, 22.800 - Title, Purpose, Scope, and Authority Code Section	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	Driver for Change
22.800.010 through 22.800.030	No edits.	No edits.	NA
22.800.040 - Exemptions, adjustments, and exceptions	<ul style="list-style-type: none"> Added that utility work associated with a Parcel-Based Project is not exempt under 22.800.040.A.2.a. Revised pavement maintenance associated with a Parcel-Based Project or Roadway Project is not exempt under 22.800.040.A.2.b. Refer 22.801.170.P for changes associated with "Pavement Maintenance Practices". Add that ADA work associated with exempt activities is also exempt. 	Added utility work associated with trail or sidewalk must comply with Section 22.805.040.	<p>July 2025:</p> <ul style="list-style-type: none"> Consistency with 2024 MS4 Permit. <p>January 2026:</p> <ul style="list-style-type: none"> Consistency with 2024 MS4 Permit. Public comment.
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.	<p>July 2025:</p> <ul style="list-style-type: none"> Consistency with 2024 MS4 Permit. <p>January 2026:</p> <ul style="list-style-type: none"> NA
22.800.080 through 22.800.090	No edits.	No edits.	NA
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.	<p>July 2025:</p> <ul style="list-style-type: none"> Consistency with 2024 MS4 Permit. [note, slide from July 2025 meeting incorrect - fixed slide based on public comment] <p>January 2026:</p> <ul style="list-style-type: none"> Simplifying text for better understanding.

Stormwater Code, 22.801 - Definitions Code Section	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	Driver for Change
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.	January 2026: <ul style="list-style-type: none"> Public comments.
22.801.040 - "C" - "Closely Related Projects"	<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"> Moved "Closely related projects" criteria from Volume 1 to code definition. Revised and clarified criteria. Revised limits to what are considered Closely Related Projects for projects on very large parcels (e.g., major institutions). Added that "Common plan of development or sale" are also "Closely related projects". <p>Note:</p> <p><u>Black</u> text: 2021 Volume 1 text</p> <p><u>Red</u> text: July 2025 proposed changes</p> <p><u>Blue</u> text: January 2026 proposed changes</p>	<p>July 2025:</p> <ul style="list-style-type: none"> Moved closely related projects <i>definition</i> under code authority instead of rule. <p>January 2026:</p> <ul style="list-style-type: none"> Moved closely related projects <i>criteria</i> under code authority instead of rule. Ecology equivalency comments. Public comment. Clarification.
22.801.040 - "C" - "Common plan of development <u>or sale</u> "	Added "Common Plan of Development" definition.	<ul style="list-style-type: none"> Added "or sale" to definition. Added examples for "single [common] plan". 	<p>July 2025:</p> <ul style="list-style-type: none"> Consistency with 2024 MS4 Permit. <p>January 2026:</p> <ul style="list-style-type: none"> Ecology equivalency comments.

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Stormwater Code, 22.801 - Definitions Code Section	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	Driver for Change
22.801.040 - "C" - "Creek"	No edits.	<ul style="list-style-type: none"> Updated definition to remove reference to creek "Type" and to rely on "stream" definition instead. "Creek" and "stream" continue to be used synonymously. Refer to 22.801.200 "Stream" for changes. 	January 2026: <ul style="list-style-type: none"> Consistency with MS4 Permit.
22.801.050 - "D" - "Development"	Added "street improvement permit" to items listed under the "Development" definition.	No new edits.	July 2025: <ul style="list-style-type: none"> Made edit to be consistent with implementation and 2024 MS4 Permit. January 2026: <ul style="list-style-type: none"> NA
22.801.050 - "D" - "Drainage water"	No edits.	Added reference to subsection 22.802.030.B to "Drainage water" definition.	January 2026: <ul style="list-style-type: none"> Clarification.
22.801.060 - "E" - "Enhanced treatment facility"	No edits.	Removed "Enhanced treatment facility" definition - now "Metals treatment facility".	January 2026: <ul style="list-style-type: none"> Consistency with 2024 MS4 Permit.
22.801.080 - "G" - "Groundwater"	No edits.	Added water being "perched or otherwise" to the "Groundwater" definition.	January 2026: <ul style="list-style-type: none"> Clarification.
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 <u>or</u> other petroleum products".	July 2025: <ul style="list-style-type: none"> Consistency with 2024 MS4 Permit. January 2026: <ul style="list-style-type: none"> Clarification.
22.801.100 - "I" - "Infiltration BMP"	Categorized "Infiltration BMP" in the same category as "Infiltration Facility"	No new edits.	July 2025: <ul style="list-style-type: none"> Clarification.

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Stormwater Code, 22.801 - Definitions Code Section	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	Driver for Change
22.801.100 - "I" - "Impervious surface"	Revised "vehicle traffic" to "vehicle use".	Revised "subjected" to " <u>subject</u> to vehicular use"	<p>July 2025:</p> <ul style="list-style-type: none"> Match terminology in code. <p>January 2026:</p> <ul style="list-style-type: none"> Match terminology in code.
22.801.130 - "L" - "Large project"	<ul style="list-style-type: none"> 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. 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 & 2. 	No new edits.	<p>July 2025:</p> <ul style="list-style-type: none"> Updated large project definition to address potential erosion issues and streamline terminology.
22.801.140 - "M" - "Metals Treatment Facility"	NA	Added new definition for "Metals treatment facility" to replace "enhanced treatment facility" definition.	<p>January 2026:</p> <ul style="list-style-type: none"> Consistency with 2024 MS4 Permit.
22.801.140 - "M" - "Municipal separate storm sewer system"	No edits.	Added new definition for "Municipal separate storm sewer system".	<p>January 2026:</p> <ul style="list-style-type: none"> Ecology equivalency 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.	<p>July 2025:</p> <ul style="list-style-type: none"> Consistency with MS4 Permit. <p>January 2026:</p> <ul style="list-style-type: none"> NA

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Stormwater Code, 22.801 - Definitions Code Section	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	Driver for Change
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"> Revised "new hard surface" to clarify it is the creation of a hard surface or upgrade from existing surface. Added additional examples of new hard surfaces and reference to "replaced hard surface" definition. 	<p>July 2025:</p> <ul style="list-style-type: none"> Streamline definitions and consistency with 2024 MS4 Permit. <p>January 2026:</p> <ul style="list-style-type: none"> Clarification.
22.801.150 - "N" - "New Impervious Surface"	Deleted "New Impervious Surface" definition as already defined as part of "New Hard Surface" definition.	No new edits.	<p>July 2025:</p> <ul style="list-style-type: none"> Streamline definitions and consistency with 2024 MS4 Permit. <p>January 2026:</p> <ul style="list-style-type: none"> NA
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>July 2025:</p> <ul style="list-style-type: none"> Streamline definitions and consistency with 2024 MS4 Permit. <p>January 2026:</p> <ul style="list-style-type: none"> Public comment.
22.801.170 - "P" - "Pollution-Generating Hard Surface"	<ul style="list-style-type: none"> Moved "Vehicular Use" definition from definition of "Pollution-Generating Impervious Surface" and created new "Vehicular Use" standalone definition. Refer to 22.801.230.V for changes to "Vehicular Use" definition. 	No new edits.	<p>July 2025:</p> <ul style="list-style-type: none"> Streamline definitions and consistency with 2024 MS4 Permit. <p>January 2026:</p> <ul style="list-style-type: none"> NA
22.801.170 - "P" - "Pollution-Generating Impervious Surface"	Deleted "Pollution-Generating Impervious Surface" definition as already defined as part of "Pollution-Generating Hard Surface" definition.	No new edits.	<p>July 2025:</p> <ul style="list-style-type: none"> Streamline definitions and consistency with 2024 MS4 Permit. <p>January 2026:</p> <ul style="list-style-type: none"> NA

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Stormwater Code, 22.801 - Definitions Code Section	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	Driver for Change
22.801.170 - "P" - "Project"	No edits.	Revised definition to also refer to section 22.801.050 for "development".	January 2026: <ul style="list-style-type: none"> • Consistency with 2024 MS4 Permit.
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".	July 2025: <ul style="list-style-type: none"> • Streamline definitions and consistency with 2024 MS4 Permit. January 2026: <ul style="list-style-type: none"> • Clarification.
22.801.190 - "R" - "Replaced Impervious Surface"	Deleted "Replaced Impervious Surface" definition as already defined as part of "Replaced Hard Surface" definition.	No new edits.	July 2025: <ul style="list-style-type: none"> • Streamline definitions and consistency with 2024 MS4 Permit. January 2026: <ul style="list-style-type: none"> • NA
22.801.200 - "S" - "Single-Family Residential Project"	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"> • Deleted "Single family residential project" definition. • Refer to 22.805.050 for revised parcel-based project thresholds. 	July 2025: <ul style="list-style-type: none"> • Consistency with Land Use Code update and to maintain status quo for Single-Family Residential project requirements. • Revised site definition for consistency with 2024 MS4 Permit. January 2026: <ul style="list-style-type: none"> • Public comment. • Align project thresholds and address 2025 Land Use Code changes.

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Stormwater Code, 22.801 - Definitions Code Section	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	Driver for Change
22.801.200 - "S" - "Site"	Revised definition of "Site" to include that a site may include "multiple parcels and / or sections of right-of-way".	No new edits.	<p>July 2025:</p> <ul style="list-style-type: none"> Revised site definition for consistency with 2024 MS4 Permit. <p>January 2026:</p> <ul style="list-style-type: none"> NA
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.	<p>July 2025:</p> <ul style="list-style-type: none"> NA <p>January 2026:</p> <ul style="list-style-type: none"> To align with proposed "large project" definition. Refer to 22.801.130 "large project" definition.
22.801.200 - "S" - "Stream"	No edits.	<ul style="list-style-type: none"> Updated definition to remove reference to creek "Type" "Creek" and "stream" continue to be used synonymously. 	<p>July 2025:</p> <ul style="list-style-type: none"> Streamline definitions and consistency with 2024 MS4 Permit. <p>January 2026:</p> <ul style="list-style-type: none"> Consistency with MS4 Permit.
22.801.200 - "S" - "Surface waters"	NA	Added new "surface waters" definition.	<p>July 2025:</p> <ul style="list-style-type: none"> Streamline definitions and consistency with 2024 MS4 Permit. <p>January 2026:</p> <ul style="list-style-type: none"> Clarification.

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Stormwater Code, 22.801 - Definitions Code Section	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	Driver for Change
22.801.230 - "V" - "Vehicular Use"	<ul style="list-style-type: none"> “Vehicular Use” definition now standalone definition instead of included in “Pollution-Generating Impervious Surface” definition. Added clarifications to “Vehicular Use” related to existing light rail and airports parameters. 	Revised definition for clarity.	<p>July 2025:</p> <ul style="list-style-type: none"> Streamline definitions and consistency with 2024 MS4 Permit. <p>January 2026:</p> <ul style="list-style-type: none"> Clarification.

Stormwater Code, 22.802 - Prohibited and Permissible Discharges Code Section	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	Driver for Change
22.802.010 - General	No edits.	No edits.	NA
22.802.020 - Prohibited Discharges	No edits.	Added bromine to prohibited discharges.	<p>January 2026:</p> <ul style="list-style-type: none"> Public comments.
22.802.030 - Permissible Discharges	<ul style="list-style-type: none"> Added that routine building washdowns and discharges are allowed but dependent on building age and absence of PCBs Clarified that lawn watering and irrigation runoff discharges are only allowed if water use is minimized Clarified that only “non-toxic” tracing dye can be used. 	No new edits.	<p>July 2025:</p> <ul style="list-style-type: none"> Consistency with 2024 MS4 Permit & SWMMWW. <p>January 2026:</p> <ul style="list-style-type: none"> NA
22.802.040 - Testing for Prohibited Discharges	No edits.	No edits.	NA

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Stormwater Code, 22.803 - Minimum Requirements for All Discharges and All Real Property Code Section	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	Driver for Change
22.803.010 - General	No edits.	No new edits.	NA
22.803.020 - Minimum requirements for all discharges and real property.	No edits.	Added facility components must be kept accessible for inspection and maintenance.	January 2026: <ul style="list-style-type: none">Clarification.
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.	July 2025: <ul style="list-style-type: none">Clarification. January 2026: <ul style="list-style-type: none">Clarification.
22.803.040 - Minimum Requirements for Source Controls For Businesses and Public Entities for Specific Activities (<i>title change</i>)	No edits.	<ul style="list-style-type: none">Updated title of section to "Minimum Source Controls for Specific Activities".Revised so that source control requirements for "specific activities" under one new subsection 22.803.040.A.Revised 22.803.040.B (formerly 22.803.040.A) to reference Section 22.802.020 instead of subsections 22.802.020.A-D.	January 2026: <ul style="list-style-type: none">Clarification.

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Stormwater Code, 22.805 - Minimum Requirements for All Projects Code Section	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change Driver for Change	Driver for Change
22.805.010 - General	<ul style="list-style-type: none"> Added that in addition to "Closely Related Projects", thresholds apply to entire "Common Plan of Development", "Short Plat", and "Subdivision" when applying thresholds. Clarified that the assumed level of hard surface coverage is based on maximum allowable build-out coverage when applying thresholds. 	<ul style="list-style-type: none"> Reordered text for clarity. Revised "closely related projects" and "common plans of development or sale" text to align with definitions under 22.801.040.C. 	<p>July 2025:</p> <ul style="list-style-type: none"> Consistency with 2024 MS4 permit and clarification. <p>January 2026:</p> <ul style="list-style-type: none"> Ecology equivalency comments. Clarification.
22.805.020 - Minimum requirements for all projects C. Minimum requirements for flood-prone areas.	Updated code reference related to minimum requirements for flood-prone areas.	No new edits.	<p>July 2025:</p> <ul style="list-style-type: none"> Clarification. <p>January 2026:</p> <ul style="list-style-type: none"> NA
22.805.020 - Minimum requirements for all projects D. Minimum requirements for construction stormwater pollution prevention plan.	<ul style="list-style-type: none"> Changed on-site BMP to infiltration BMP requiring protection during construction. Instead of referring to "large project" under "12. Control dewatering" section, added specific thresholds; no substantive changes. 	<ul style="list-style-type: none"> Added the requirement to protect downstream properties and receiving waters from "<u>flooding</u>" in addition to "erosion" Added controlling "<u>duration</u>" in addition to: "volume, velocity, and peak flow rate". Revised wording for dewater analysis requirement; no substantive change. 	<p>July 2025:</p> <ul style="list-style-type: none"> Made edits to not limit the type of infiltrating BMP areas requiring protection. "Large project" is now only used in the Stormwater Manual for construction stormwater controls. <p>January 2026:</p> <ul style="list-style-type: none"> Address flooding and erosion impacts associated with construction Ecology equivalency comments. Clarification.

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Stormwater Code, 22.805 - Minimum Requirements for All Projects Code Section	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change Driver for Change	Driver for Change
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"> 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. 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". 	<p>July 2025:</p> <ul style="list-style-type: none"> This change was made since the term "large project" is now only used in the Stormwater Manual for construction stormwater controls. <p>January 2026:</p> <ul style="list-style-type: none"> Address dewatering concerns for sites with shallow groundwater. Address changing drainage patterns that are not otherwise captured under "new hard surface" or "replaced hard surface" definitions.
22.805.020 - Minimum requirements for all projects K. Comply with Side Sewer Code.	No edits	Revised authority to only "SPU Director".	<p>January 2026:</p> <ul style="list-style-type: none"> Side sewer program under SPU Director instead of SPU and SDCI as of January 1, 2026.
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".	<p>January 2026:</p> <ul style="list-style-type: none"> Address changing flows from pollution-generating hard surfaces that are not otherwise captured under "new hard surface" or "replaced hard surface" definitions.
22.805.030 - Minimum requirements for single-family residential projects".	No edits	Removed section 22.805.030 "Minimum requirements for single-family residential projects".	<p>January 2026:</p> <ul style="list-style-type: none"> Refer to 22.801.200.S for driver.
22.805.040 - Minimum requirements for trail and sidewalk projects	No edits.	No edits.	NA

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Stormwater Code, 22.805 - Minimum Requirements for All Projects Code Section	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change Driver for Change	Driver for Change
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"> Revised small lake basin flow control threshold from 2,000 square feet to 5,000 square feet. Revised capacity-constrained system flow control threshold from 2,000 square feet to 5,000 square feet. Refer to Volume 3: Section 5.8.2 - Non-infiltrating Bioretention for revised sizing for On-site List and Peak Standard pre-sizing. 	<p>July 2025:</p> <ul style="list-style-type: none"> Consistency with 2024 MS4 Permit. <p>January 2026:</p> <ul style="list-style-type: none"> Align project thresholds. 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.
22.805.060 - Minimum Requirements for Roadway Projects	<ul style="list-style-type: none"> Revised flow control thresholds for discharges to "Wetland" to include "<u>new plus replaced</u>" hard surface. Revised flow control thresholds for discharges to "Listed Creek Basins" to include "<u>new plus replaced</u>" hard surface. Revised flow control thresholds for discharges to "Non-Listed Creek Basins" to include "<u>new plus replaced</u>" hard surface. Revised flow control thresholds for discharges to "Small Lake Basins" to include "<u>new plus replaced</u>" hard surface. 	<ul style="list-style-type: none"> Removed "new hard surface 5,000 square feet" flow control threshold for: <ul style="list-style-type: none"> "Wetlands" "Non-Listed Creek Basins" "Small Lake Basins" Removed "new pollution-generating hard surface 5,000 square feet" treatment threshold. 	<p>July 2025:</p> <ul style="list-style-type: none"> Consistency with 2024 MS4 Permit. <p>January 2026:</p> <ul style="list-style-type: none"> Ecology equivalency comment.

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Stormwater Code, 22.805 - Minimum Requirements for All Projects Code Section	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change Driver for Change	Driver for Change
<p>22.805.070 - Minimum Requirements for On-Site Stormwater Management</p> <p>D. On-site Lists</p> <p>2. Single-family Residential Projects – Table A (table deleted)</p>	<p>Table A - On-site List for Single-family Residential projects was updated with the following:</p> <ul style="list-style-type: none"> • Moved RWH systems sized to meet the OSM Performance Standard to Category 1 for more project flexibility • Added that rain gardens and bioretention facilities can include a tree • Added and clarified “Infiltrating with tree”, “Infiltrating without tree”, and “Non-infiltrating with tree” structural bioretention BMPs • Renamed “Single-family Residential Cisterns” to “Residential Cisterns” • Clarified that infiltrating testing is not required for permeable pavement sidewalks or compost amended strips unless to show infeasibility • Clarified that approved BMP equivalents are allowed for permeable pavement facilities and surfaces 	<p>Removed Table A - On-site List for Single-family Residential projects.</p>	<p>July 2025:</p> <ul style="list-style-type: none"> • 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. <p>January 2026:</p> <ul style="list-style-type: none"> • Removed single-family residential projects from Code and Manual.

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Stormwater Code, 22.805 - Minimum Requirements for All Projects Code Section	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change Driver for Change	Driver for Change
<p>22.805.070 - Minimum Requirements for On-Site Stormwater Management</p> <p>D. On-site Lists</p> <p>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"> Added that rain gardens can include a tree Added that "Infiltrating Structural Bioretention with Tree" can be used as an OSM BMP in Category 2 Clarified that infiltration testing is not required for permeable pavement sidewalks or composted amended strips unless used to demonstrate infeasibility. 	<ul style="list-style-type: none"> Changed name from "Infiltrating Structural Bioretention" to "Infiltrating Soil Cell Bioretention". Added tree criteria per rules by the Director [i.e., Appendix C]. 	<p>July 2025:</p> <ul style="list-style-type: none"> 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. <p>January 2026:</p> <ul style="list-style-type: none"> Changed name of soil cell bioretention. Clarification.

Stormwater Code

Stormwater Code, 22.805 - Minimum Requirements for All Projects Code Section	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change Driver for Change	Driver for Change
22.805.070 - Minimum Requirements for On-Site Stormwater Management D. On-site Lists 4. <u>2. Parcel-based Projects - Table C</u> <u>Table A (table moved)</u>	<p>Table C - On-site List for Parcel-based Projects was updated with the following:</p> <ul style="list-style-type: none"> • Moved RWH sized to meet OSM Performance Standard to Category 1 for more project flexibility • Added that rain gardens and bioretention can include a tree • Added that "Infiltrating Structural Bioretention with Tree" can be used as an OSM BMP in Category 2 • Add that "Infiltrating Structural Bioretention without tree" can be used as a Category 3 BMP • Added evaluation of "Vegetated Roofs" for "Projects Discharging to a Designated Receiving Water" • Added "Non-infiltrating Structural Bioretention with Tree" and "Residential Cisterns" as an optional Category 4 BMP • Clarified that infiltration testing is not required for permeable pavement sidewalks or composted amended strips unless proving infeasibility • Clarified in OSM List that approved equivalents (already included in current BMP manual) are allowed for permeable pavement facilities and surfaces. 	<ul style="list-style-type: none"> • Changed table name from Table C to Table A. • Changed name from "Infiltrating Structural Bioretention" to "Infiltrating Soil Cell Bioretention". 	<p>July 2025:</p> <ul style="list-style-type: none"> • 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 atmospheric deposition and temperature increases associated with roofs, and to reduce feasibility barriers for certain BMPs. <p>January 2026:</p> <ul style="list-style-type: none"> • Removed single-family residential projects from Code and Manual. • Changed name of soil cell bioretention.

Stormwater Code

Stormwater Code, 22.805 - Minimum Requirements for All Projects Code Section	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change Driver for Change	Driver for Change
22.805.070 - Minimum Requirements for On-Site Stormwater Management D. On-site Lists <u>5. 4. Roadway Projects - Table D</u> <u>Table C (table moved)</u>	<p>Table D - On-site List for Roadway Projects was updated with the following:</p> <ul style="list-style-type: none"> Added that rain gardens and bioretention are required to evaluate having a tree Added that "Infiltrating and Non-Infiltrating Structural Bioretention with Tree" can be used as an OSM BMP. Clarified that infiltration testing is not required for permeable pavement sidewalks or composted amended strips unless proving infeasibility. 	<ul style="list-style-type: none"> Changed table name from Table D to Table C. Changed name from "Infiltrating Structural Bioretention" to "Infiltrating Soil Cell Bioretention". Added tree criteria per rules by the Director [i.e., Appendix C]. 	<p>July 2025:</p> <ul style="list-style-type: none"> 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. <p>January 2026:</p> <ul style="list-style-type: none"> Removed single-family residential projects from Code and Manual. Changed name of soil cell bioretention. Clarification.
22.805.080 - Minimum Requirements for Flow Control	<ul style="list-style-type: none"> 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. Updated Wetland Protection - Method 2 to allowed greater flexibility in matching volume percentages during winter months. Clarified that discharges "from the project site" must meet the required flow control standard 	<p>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.</p>	<p>July 2025:</p> <ul style="list-style-type: none"> Infiltration is prioritized over non-infiltration for groundwater recharge and volume runoff reduction. Consistency with 2024 SWMMWW. Clarification. <p>January 2026:</p> <ul style="list-style-type: none"> Clarifications.

Stormwater Code

Stormwater Code, 22.805 - Minimum Requirements for All Projects Code Section	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change Driver for Change	Driver for Change
22.805.090 - Minimum Requirements for Treatment	<ul style="list-style-type: none"> 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. Revised terminology from "Enhanced" to "Metals" Treatment. 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". 	Added exception to metals treatment requirement for landscaped areas.	<p>July 2025:</p> <ul style="list-style-type: none"> Infiltration is prioritized over non-infiltration for groundwater recharge and volume runoff reduction. Consistency with 2024 MS4 Permit. <p>January 2026:</p> <ul style="list-style-type: none"> Consistency with 2024 MS4 Permit. Clarification.

Stormwater Code, 22.807 - Drainage Control Review and Application Requirements Code Section	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	Driver for Change
22.807.010 - General	No edits	No edits.	NA

Stormwater Code

Stormwater Code, 22.807 - Drainage Control Review and Application Requirements Code Section	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	Driver for Change
22.807.020 - Drainage Control Review and Application Requirements	<ul style="list-style-type: none"> 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 Removed exemption for drainage review for projects in a City owned right-of-way. Lowered the threshold requiring a Comprehensive Drainage Review to 10,000 square feet of land-disturbing activity. Clarified when a licensed civil engineer must prepare a drainage control plan. Added a reference to Source Controls under the Inspection and Maintenance Schedule submittal requirements Added that in addition to "Closely Related Projects", thresholds apply to entire "Common Plan of Development", "Short Plat", and "Subdivision" when applying thresholds. 	<ul style="list-style-type: none"> 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]. 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. Under Inspection and Maintenance Schedule, revised [from July 2025 draft] reference from "source controls" to "source control facilities" 	<p>July 2025:</p> <ul style="list-style-type: none"> Clarifications. Revisions to ensure adequate review of erosion control measures in tight urban environment. Consistency with 2024 MS4 Permit. <p>January 2026:</p> <ul style="list-style-type: none"> Revisions to ensure adequate review of erosion control measures in tight urban environment. Clarifications. Public Comments.
22.807.090 Maintenance and Inspection	No edits.	No edits.	NA

Stormwater Code, 22.808 - Stormwater Code Enforcement Code Section	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	Driver for Change
22.808.010 through 22.808.110	No edits.	No edits.	NA

Volume 1 (Project Minimum Requirements) of Seattle Stormwater Manual - Summary of Proposed Changes

July 2025 Public Review Draft Stormwater Manual

- Added reference to code language boxes to associated code section (final code language will be added to the final manual).
- Added and updated definitions and criteria for clarity and to be consistent with the 2024 MS4 Permit and SWMMWW.
- Add new section for Common Plan of Development and clarified project threshold areas to be consistent with the 2024 MS4 Permit.
- Added new closely related project criteria to include projects without construction approval in addition to projects under review.
- Added new section describing when underdrain sports fields are considered hard surfaces or pollution-generating pervious surfaces.
- Clarified the distinctions between “new” and “replaced” hard surfaces and provided examples to be consistent with the 2024 MS4 Permit.
- Added general protection guidelines for all wetlands and alternative method for meeting wetland flow control during summer months.
- Clarified drainage and construction plan submittal requirement and thresholds.

January 2026 Public Review Draft Stormwater Manual

- Revised based on Ecology’s equivalency comments.
- Revised based on public comments.
- Removed Single-family residential project and reorganized sections.
- Moved Common Plan of Development or Sale under Closely Related Projects section
- Moved Closely Related Projects criteria to Stormwater Code.
- Added Green Lake Basin as a Nutrient-critical Receiving Waters to the list of receiving waters and systems in Seattle.
- Clarified elements of projects that require Standard or Comprehensive Drainage Review.
- Added a list of requirements for the drainage report if contamination has been identified.
- Updated alternative method for meeting wetland flow control during summer months based on Ecology equivalency comments.
- Minor terminology revisions throughout.

Red text: July 2025 proposed changes

Blue text: January 2026 proposed changes

Volume 1 - Project Minimum Requirements

Volume 1 - Overall Changes Section Number and Name	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	Driver for Change
Various	<ul style="list-style-type: none"> Changed “Enhanced Treatment” to “Metals Treatment” Moved “Utility Project”, “Pavement Maintenance Project”, “Remediation Project”, and “Retrofit Project” from Section 4.5 to Section 2.2 Moved “WSDOT Project” from Section 4.6 to 2.2. Moved “Special Circumstances” from Section 4.7 to 2.7. Deleted Section 2.6 “Certain Land-Disturbing Activities” and moved project type information to Section 4.5. 	<ul style="list-style-type: none"> Moved Chapter 7 sections to Section 2.4, Chapter 7 deleted. Moved Chapter 8 sections to Section 2.8, Chapter 8 deleted. Updates figure numbering and order. 	<p>July 2025:</p> <ul style="list-style-type: none"> Consistency with 2024 MS4 Permit. <p>January 2026:</p> <ul style="list-style-type: none"> Clarification. For figure changes, see Stormwater Manual Figure Revisions packet.

Volume 1, Chapter 2 - Determining Minimum Requirements Section Number and Name	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	Driver for Change
Section 2.1 - Step 1 - Define the Boundaries of the Project Site	<ul style="list-style-type: none"> Refer to SMC 22.805.010.B & D and 22.807.020.D for application of thresholds. Clarified that the project site includes the full area of a subdivision, short plat, common plan of development, or closely related project. Clarified that Stormwater Code requirements will be based on the total cumulative development planned, not just individual projects or phases. 	Added reference to SMC, Section 22.805.010 for specific requirements for subdivisions and short plats.	<p>July 2025:</p> <ul style="list-style-type: none"> Consistency with 2024 MS4 Permit. <p>January 2026:</p> <ul style="list-style-type: none"> Clarification. For code changes, see Code Summary of Proposed Changes.

Volume 1 - Project Minimum Requirements

Volume 1, Chapter 2 - Determining Minimum Requirements Section Number and Name	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	Driver for Change
Section 2.1.1 - Definitions Related to Project Site	<ul style="list-style-type: none"> Changed section title name from "Definitions" to "Definitions Related to Project Site". Refer to SMC 22.801.010.D for changes to definition of "Development". 	Added reference to SMC 22.801.200 for the definition of "Site".	<p>July 2025:</p> <ul style="list-style-type: none"> Clarification. <p>January 2026:</p> <ul style="list-style-type: none"> Clarification. For code changes, see Code Summary of Proposed Changes.
Section 2.1.2 - Common Plan of Development (deleted section title)	Refer to SMC 22.801.040.C for added definition of "Common Plan of Development".	<ul style="list-style-type: none"> Deleted Common Plan of Development Section 2.1.2. Added reference to "Common Plan of Development <u>or Sale</u>" to original Section 2.1.2 - Closely Related Projects. Refer to SMC 22.801.040.C for revised definition of "Common Plan of Development <u>or Sale</u>". 	<p>July 2025:</p> <ul style="list-style-type: none"> Consistency with 2024 MS4 Permit. <p>January 2026:</p> <ul style="list-style-type: none"> Ecology equivalency comments. Revised manual layout since "Common Plan of Development or Sale" now under "Closely Related Projects" definition. For code changes, see Code Summary of Proposed Changes.
Section 2.1.3 2.1.2 - Closely Related Projects	<ul style="list-style-type: none"> Refer to SMC 22.801.040.C for added definition of "Closely Related Projects". Added new closely related projects criteria to include projects without construction approval in addition to projects under review. Clarified other criteria for determining if two or more projects are closely related. 	<ul style="list-style-type: none"> Section number reverted back to 2.1.2. Moved criteria for closely related projects falling under a single plan to SMC definition for Closely Related Projects. Refer to SMC 22.801.040.C for revised definition of "Closely Related Projects". 	<p>July 2025:</p> <ul style="list-style-type: none"> Consistency with 2024 MS4 Permit. <p>January 2026:</p> <ul style="list-style-type: none"> Moved closely related projects criteria under code authority instead of rule. For code changes, see Code Summary of Proposed Changes.

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Volume 1, Chapter 2 - Determining Minimum Requirements Section Number and Name	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	Driver for Change
Section 2.2 - Step 2 - Identify the Type of Project	Updated the list of general classifications of projects.	<ul style="list-style-type: none"> Deleted Single-family residential project type. Moved parcel-based project beginning of project list and updated the list of general classifications of projects. Added "rail" and "light rail" projects to list of complex projects. 	<p>July 2025:</p> <ul style="list-style-type: none"> Clarification. <p>January 2026:</p> <ul style="list-style-type: none"> Deleted Single-family residential project type. For code changes, see Code Summary of Proposed Changes.
Section 2.2.1 –Single Family Residential Project (deleted section title, see below for changes to Parcel-based project section)	Refer to SMC 22.801.200.S for changes to definition of "Single-Family Residential Project".	Single-family residential project section removed and Parcel-based Project section moved to Section 2.2.1.	<p>July 2025:</p> <ul style="list-style-type: none"> Updated for consistency and alignment with Land Use Code changes. <p>January 2026:</p> <ul style="list-style-type: none"> Deleted Single-family residential project type. For code changes, see Code Summary of Proposed Changes.
Section 2.2.5 2.2.1- Parcel-Based Project (section moved to beginning of chapter)	Clarified that utility work associated with a parcel-based project is part of the parcel-based project.	<ul style="list-style-type: none"> Parcel-based Project section moved to 2.2.1. Expanded list of examples of parcel-based projects to include projects that were previously Single-family residential projects. 	<p>July 2025:</p> <ul style="list-style-type: none"> Consistency with 2024 MS4 Permit. <p>January 2026:</p> <ul style="list-style-type: none"> Deleted Single-family residential project type.
Section 2.2.2 - Sidewalk Project	<ul style="list-style-type: none"> Clarified the distinction between roadway and sidewalk projects. Clarified when projects updating hard surfaces for ADA compliance are considered a sidewalk or trail project. Figure 2.3 updated - refer to redline figure packet for changes. 	No new edits.	<p>July 2025:</p> <ul style="list-style-type: none"> Clarification. <p>January 2026:</p> <ul style="list-style-type: none"> No new edits.

Volume 1 - Project Minimum Requirements

Volume 1, Chapter 2 - Determining Minimum Requirements Section Number and Name	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	Driver for Change
Section 2.2.3 - Trail Project	Clarified when trail portions of a project may follow the requirements of Section 4.2 Trail and Sidewalk Projects or when they must meet requirements of Section 4.4 Parcel Based Projects.	Modified trail location in Figure 2.3 - Refer to redline figure packet.	<p>July 2025:</p> <ul style="list-style-type: none"> Clarification. <p>January 2026:</p> <ul style="list-style-type: none"> For figure changes, see Stormwater Manual Figure Revisions packet.
Section 2.2.5 <u>2.2.4</u> - Roadway Projects (<i>section moved</i>)	No edits.	Roadway Projects renumbered to Section 2.2.4	<p>January 2026:</p> <ul style="list-style-type: none"> Clarification.
Section 2.2.8 <u>2.2.5</u> - Utility Projects (<i>section moved</i>)	<ul style="list-style-type: none"> Refer to SMC 22.800.040.A.2.a for changes related to Utility Projects. Clarified the limits of a utility project. 	Utility Projects moved to section 2.2.5. Retrofit projects moved to Section 2.2.8.	<p>July 2025:</p> <ul style="list-style-type: none"> Clarification. <p>January 2026:</p> <ul style="list-style-type: none"> Clarification. For code changes, see Code Summary of Proposed Changes.
Section 2.2.9 <u>2.2.6</u> - Pavement Maintenance Projects (<i>section moved</i>)	<ul style="list-style-type: none"> Refer to SMC 22.800.040.A.2.a for changes related to Pavement Maintenance Projects. Refer to SMC 22.801.170.P for new Pavement Maintenance Practices" definition. Clarified the limits of a pavement maintenance project. 	<p>Pavement Maintenance Projects renumbered to section 2.2.6.</p> <p>Added reference to pavement maintenance practices defined in SMC, Section 22.801.040.</p>	<p>July 2025:</p> <ul style="list-style-type: none"> Clarification. Consistency with 2024 MS4 Permit. <p>January 2026:</p> <ul style="list-style-type: none"> Clarification. For code changes, see Code Summary of Proposed Changes.
Section 2.2.10 <u>2.2.7</u> - Remediation Projects (<i>section moved</i>)	No edits.	Remediation Projects renumbered to Section 2.2.7.	<p>January 2026:</p> <ul style="list-style-type: none"> Clarification.

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Volume 1, Chapter 2 - Determining Minimum Requirements Section Number and Name	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	Driver for Change
Section 2.2.11 <u>2.2.8</u> - Retrofit Projects (<i>section moved</i>)	Clarified the limits of a retrofit project.	<ul style="list-style-type: none"> • Retrofit Projects renumbered to 2.2.8 • Added reference to SMC, Subsection 22.800.040.A.2.d. • Added additional clarifications for retrofit projects. 	<p>July 2025:</p> <ul style="list-style-type: none"> • Clarification. <p>January 2026:</p> <ul style="list-style-type: none"> • Clarification.
Section 2.2.12 <u>2.2.9</u> - Retrofit Projects (<i>section moved</i>)	No edits.	WSDOT Projects renumbered to Section 2.2.9.	<p>January 2026:</p> <ul style="list-style-type: none"> • Clarification.
Section 2.3 - Step 3 - Identify the Receiving Water and Downstream Conveyance	Figures <u>2.7, 2.9, 2.10 and 2.11</u> 2.6, 2.8, 2.9, and 2.10 updated - refer to redline figure packet for changes (<i>figure numbers updated January 2026</i>).	<ul style="list-style-type: none"> • Revised list of city contacts. • Added Green Lake Basin as a Nutrient-critical Receiving Waters in Seattle. • Figure 2.5 updated to note Green Lake basin as a nutrient-critical basin and revised Bitter Lake Basin and creek watershed extents- refer to redline figure packet for changes. • Revised wetland receiving water drainage area at Marra Desimore Park for Figure 2.6- refer to redline figure packet for changes. • Figures 2.8 and 2.9 legends updated- refer to redline figure packet for changes. • Figure 2.10 updated to label the Capacity Constrained Areas - refer to redline figure packet for changes. 	<p>July 2025:</p> <ul style="list-style-type: none"> • Clarification. <p>January 2026:</p> <ul style="list-style-type: none"> • Clarification. • Green Lake added to the Ecology 2022 Candidate 303(d) list of impaired waterbodies for total phosphorus. (Submitted to EPA April 2025 for approval, awaiting final approval as of January 2026). • For figure changes, see Stormwater Manual Figure Revisions packet.

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Volume 1, Chapter 2 - Determining Minimum Requirements Section Number and Name	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	Driver for Change
Chapter 7 Section 2.4 - Perform Site Assessment and Planning (chapter moved)	<ul style="list-style-type: none"> Clarified requirements for discharge to the combined sewer system. Added references for more information on contaminated sites and landfills. Added sources of data to evaluate site suitability. Clarified requirements for contaminated stormwater or groundwater. Added contaminated soils or groundwater on or near the site as a site-specific factor to consider. 	<ul style="list-style-type: none"> Added a list of resources that must be used to determine if soil or groundwater contamination may be present at the site or within the distance from the site that is required to be evaluated. Added a list of requirements for the drainage report if contamination has been identified. 	<p>July 2025:</p> <ul style="list-style-type: none"> Clarification. <p>January 2026:</p> <ul style="list-style-type: none"> Clarification.
Section 2.5 - Step 5 - Calculating Land-Disturbing Activity and New Plus Replaced Hard Surface	<ul style="list-style-type: none"> Refer to SMC 22.801.150.N for changes to "new hard surface" definition. Refer to SMC 22.801.190.R for changes to "replaced hard surface" definition. Clarified when a deck that allows rainwater to pass through is not considered a hard surface and when overlaying existing asphalt or concrete is not considered new or replaced hard surface. 	<ul style="list-style-type: none"> Minor terminology revisions. Refer to SMC 22.801.150.N for changes to "new hard surface" definition. Refer to SMC 22.801.190.R for changes to "replaced hard surface" definition. 	<p>July 2025:</p> <ul style="list-style-type: none"> Clarification. For code changes, see Code Summary of Proposed Changes.
Section 2.5.1 - Underdrained Sports Fields	Added section describing when underdrain sports fields are considered hard surfaces or pollution-generating pervious surfaces.	No new edits.	<p>July 2025:</p> <ul style="list-style-type: none"> Consistency with 2024 MS4 Permit. <p>January 2026:</p> <ul style="list-style-type: none"> Clarification.

Volume 1 - Project Minimum Requirements

Volume 1, Chapter 2 - Determining Minimum Requirements Section Number and Name	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	Driver for Change
Section 2.5.2 - The Difference Between "New" and "Replaced" Hard Surfaces	Added new subsection to clarify distinction between "New" and "Replaced" hard surfaces. Provided detailed examples for both structures and non-structure surfaces in redline figures package	No new edits.	<p>July 2025:</p> <ul style="list-style-type: none"> Consistency with 2024 MS4 Permit. <p>January 2026:</p> <ul style="list-style-type: none"> Clarification.
Section 2.5.3 - Remodels and Reconstruction that Maintain Existing Foundations	<ul style="list-style-type: none"> Added new subsection to clarify when a remodel of an existing building or construction on an existing foundation is defined as a "replaced hard surface". Added new Figures 2.11 2.12, 2.13, and 2.14 to show examples of new, replaced and existing hard surfaces - refer to redline figure packet for changes. 	No new edits.	<p>July 2025:</p> <ul style="list-style-type: none"> Consistency with 2024 MS4 Permit. For figure changes, see Stormwater Manual Figure Revisions packet.
Section 2.6 - Step 6 - Calculating New Plus Replaced Pollution-Generating Hard Surface	Refer to SMC 22.801.170.P for changes to "pollution-generating hard surface" definition.	No new edits.	<p>July 2025:</p> <ul style="list-style-type: none"> For code changes, see Code Summary of Proposed Changes.
Section 2.7 - Step 7 - Determine Which Minimum Requirements Apply	Updated list of other Director's Rules, Policies and Tips that may have additional or modified requirements.	Added land disturbing activity to examples of special circumstances projects.	<p>July 2025:</p> <ul style="list-style-type: none"> Clarification. <p>January 2026:</p> <ul style="list-style-type: none"> Clarification.
Section 8.12.8.1 - Preliminary Drainage Review (section moved)	Refer to SMC 22.807.020.D for changes to Preliminary Drainage Review requirements.	Moved from Section 8.1 to Section 2.8.1.	<p>July 2025:</p> <ul style="list-style-type: none"> For code changes, see Code Summary of Proposed Changes. <p>January 2026:</p> <ul style="list-style-type: none"> Clarification.

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Volume 1, Chapter 2 - Determining Minimum Requirements Section Number and Name	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	Driver for Change
Section 8.2 <u>2.8.2</u> - Standard Drainage Review (<i>section moved</i>)	<ul style="list-style-type: none"> Refer to SMC 22.807.020.A.2 for changes to Standard Drainage Review requirements. Added clarity to types of projects that require a Standard Drainage Review. Added site plan element of including limits of disturbance. 	<ul style="list-style-type: none"> Moved from Section 8.2 to Section 2.8.2. Clarified elements of projects that require Standard Drainage Review. Removed land disturbing threshold related to existing slabs. Added a reference to SMC, Subsection 22.807.020.A for other scenarios when Standard Drainage Review applies. 	<p>July 2025:</p> <ul style="list-style-type: none"> Clarification. <p>January 2026:</p> <ul style="list-style-type: none"> Public comment. Clarification. For code changes, see Code Summary of Proposed Changes.
Section 8.3 <u>2.8.3</u> - Comprehensive Drainage Review for Large Projects (<i>section moved</i>)	<ul style="list-style-type: none"> Refer to SMC 22.807.020.A.3 for changes to Comprehensive Drainage Review requirements. Added other qualifying professionals who are allowed to prepare and sign the Comprehensive Construction Stormwater Control and Soil Management Plan. 	Moved from Section 8.3 to Section 2.8.3.	<p>July 2025:</p> <ul style="list-style-type: none"> Clarification. <p>January 2026:</p> <ul style="list-style-type: none"> Clarification. For code changes, see Code Summary of Proposed Changes.
Section 8.4 <u>2.8.4</u> Additional Documentation (<i>section moved</i>)	No new edits	<ul style="list-style-type: none"> Moved from Section 8.4 to Section 2.8.4 Added special inspections for contaminated sites to the list of additional documentation that may be required by the Director for adequate evaluation. 	<p>July 2025:</p> <ul style="list-style-type: none"> No new edits. <p>January 2026:</p> <ul style="list-style-type: none"> Clarification.

Volume 1 - Project Minimum Requirements

Volume 1, Chapter 3 - Minimum Requirements for All Projects Section Number and Name	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	Driver for Change
Various	Minor terminology revisions and external reference updates.	Minor terminology revisions.	July 2025: <ul style="list-style-type: none">Clarification. January 2026: <ul style="list-style-type: none">Clarification.
Section 3.1 - Maintaining Natural Drainage Patterns	Added requirement for concentrated discharge locations from project site.	No new edits.	July 2025: <ul style="list-style-type: none">Consistency with 2024 SWMMWW.
Section 3.4 - Construction Site Stormwater Pollution Prevention Control	<ul style="list-style-type: none">Refer to SMC 22.805.020.D for changes to "Minimum Requirements for Construction Stormwater Pollution Prevention Plan".Copied from Volume 2 the 19 elements required for construction site stormwater pollution prevention control.	No new edits.	July 2025: <ul style="list-style-type: none">Clarification.For code changes, see Code Summary of Proposed Changes.
Section 3.5 - Protect Wetlands	Added general protection guidelines for all wetlands.	Clarified what is meant by dispersing runoff into a wetland.	July 2025: <ul style="list-style-type: none">Consistency with 2024 MS4 Permit & SWMMWW.

Volume 1, Chapter 4 - Minimum Requirements Based on Project Type Section Number and Name	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	Driver for Change
Chapter 4 overview	Minor terminology revisions.	Minor terminology revisions.	July 2025: <ul style="list-style-type: none">Clarification. January 2026: <ul style="list-style-type: none">Clarification.

Volume 1 - Project Minimum Requirements

Volume 1, Chapter 4 - Minimum Requirements Based on Project Type Section Number and Name	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	Driver for Change
Section 4.1 - Single-family Residential Projects	No edits.	Deleted Single-family residential project type.	<p>January 2026:</p> <ul style="list-style-type: none"> Deleted Single-family residential project type.
Section 4.4 4.1 - Parcel-Based Projects (section moved)	<ul style="list-style-type: none"> Clarified that parcel-based projects discharging to a capacity-constrained system may need to meet the existing condition standard Revised Figure 4.2C 4.1C to update terminology from "Enhanced" to "Metals" treatment - refer to redline figure packet for changes (figure numbers updated January 2026). 	<ul style="list-style-type: none"> Moved Parcel-based Projects to Section 4.1. Revised Figures 4.1C terminology from "Enhanced" to "Metals" treatment - refer to redline figure packet for changes. Moved text regarding flow control from Section 4.1 to 4.1.3. Flow Control 	<p>July 2025:</p> <ul style="list-style-type: none"> Clarification and consistency with 2024 MS4 Permit. <p>January 2026:</p> <ul style="list-style-type: none"> Clarification. Removed SFR project. For figure changes, see Stormwater Manual Figure Revisions packet.
Section 4.3 - Roadway Projects	<ul style="list-style-type: none"> Refer to SMC 22.805.060.C.1 for changes to Wetland Flow Control thresholds. Refer to SMC 22.805.060.C.2 for changes to Listed Creek Flow Control thresholds. Refer to SMC 22.805.060.C.3 for changes to Non-Listed Creek Flow Control thresholds. Refer to SMC 22.805.060.C.4 for changes to Small Lake Flow Control thresholds. Refer to SMC 22.805.060.D for changes to Treatment thresholds. Clarified that roadway projects discharging to a capacity-constrained system may need to meet the existing condition standard. Figures 4.1.A - C to be updated in Phase 2 to match code language changes. 	<ul style="list-style-type: none"> Revised Figures 4.2A, B, C terminology from "Enhanced" to "Metals" treatment, and included new "and replaced" hard surfaces in terminology - refer to redline figure packet for changes. Moved text regarding flow control from Section 4.3 to 4.3.3. Flow Control 	<p>July 2025:</p> <ul style="list-style-type: none"> Clarification and consistency with 2024 MS4 Permit. <p>January 2026:</p> <ul style="list-style-type: none"> Clarification. For code changes, see Code Summary of Proposed Changes. For figure changes, see Stormwater Manual Figure Revisions packet.

Volume 1 - Project Minimum Requirements

Volume 1, Chapter 5 - Minimum Requirement Standards Section Number and Name	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	Driver for Change
Section 5.2.2 - On-site Lists	<ul style="list-style-type: none"> Refer to SMC 22.805.070.D.2 for changes to the On-site List for Single-family Residential Projects. Refer to SMC 22.805.070.D.3 for changes to the On-site List for Trail and Sidewalk Projects. Refer to SMC 22.805.070.D.4 for changes to the On-site List for Parcel-based Projects. Refer to SMC 22.805.070.D.5 for changes to the On-site List for Roadway Projects. 	<ul style="list-style-type: none"> Refer to deleted SMC 22.805.070.D.2 On-site List for Single-family Residential Projects. Refer to SMC 22.805.070.D.3 for changes to the On-site List for Trail and Sidewalk Projects. Refer to SMC 22.805.070.D.2 for changes to the On-site List for Parcel-based Projects. Refer to SMC 22.805.070.D.4 for changes to the On-site List for Roadway Projects. 	<p>July 2025:</p> <p>January 2026:</p> <ul style="list-style-type: none"> For code changes, see Code Summary of Proposed Changes.
Section 5.3 - Flow Control	<ul style="list-style-type: none"> Refer to SMC 22.805.080.B for change to Flow Control requirements. Refer to SMC 22.805.080.B.2-5 for changes to Flow Control in relation to "Project Site". Clarified that flow control standards are applied to full project site and the full project site should be included in the continuous runoff modeling. Added reference related to sizing guidance for detention BMPs orifice diameter to meet standard release rates. 	No new edits.	<p>July 2025:</p> <ul style="list-style-type: none"> Clarification. <p>January 2026:</p> <ul style="list-style-type: none"> For code changes, see Code Summary of Proposed Changes.

Volume 1 - Project Minimum Requirements

Volume 1, Chapter 5 - Minimum Requirement Standards Section Number and Name	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	Driver for Change
Section 5.3.1 - Wetland Protection Standards	<ul style="list-style-type: none"> Refer to SMC 22.805.080.B.1. for changes to Wetland Flow Control requirements. Added clarifying language on how to handle situations where multiple flow control standards apply alongside the Wetland Protection Standard, prioritizing protection of wetland hydroperiods if full compliance with all standards isn't feasible. Added an alternative method for demonstrating compliance with Method 2 during summer months, using average monthly volumes when pre-project models show zero runoff on some days. 	<ul style="list-style-type: none"> Removed alternative method for compliance with Method 2. 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. 	<p>July 2025:</p> <ul style="list-style-type: none"> Consistency with 2024 MS4 Permit & SWMMWW. <p>January 2026:</p> <ul style="list-style-type: none"> Ecology equivalency comment. Clarifications added to support wetland protection and modeling. For code changes, see Code Summary of Proposed Changes.
Section 5.3.4 - Existing Conditions Standard	Added clarity to existing land cover definition and noted approved permits and engineering plans may be required.	No new edits	<p>July 2025:</p> <ul style="list-style-type: none"> Clarification.
Section 5.3.5 - Peak Control Standard	Clarified post development release rates for the peak control standard are based on the full project site and the full project site should be included in the continuous runoff modeling.	No new edits	<p>July 2025:</p> <ul style="list-style-type: none"> Clarification.
Section 5.4 - Water Quality Treatment	No edits.	Clarified in Manual that landscape management plan cannot be used for artificial turf fields (SMC 22.805.090.B) because pesticides and fertilizers are not the associated pollutants of concern	<p>January 2026:</p> <ul style="list-style-type: none"> Clarification.
Section 5.4.1 General Water Quality Treatment Requirements	Refer to SMC 22.805.090.B for change to Water Quality Treatment requirements.	No new edits	<p>July 2025:</p> <ul style="list-style-type: none"> For code changes, see Code Summary of Proposed Changes.

Volume 1 - Project Minimum Requirements

Volume 1, Chapter 5 - Minimum Requirement Standards Section Number and Name	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	Driver for Change
Section 5.4.2.2 - Phosphorus Treatment	No edits.	Clarified that Green Lake only nutrient critical receiving water in Seattle	January 2026: <ul style="list-style-type: none"> Green Lake added to the Ecology 2022 Candidate 303(d) list of impaired waterbodies for total phosphorus.
Section 5.4.2.3 - Metals Treatment	<ul style="list-style-type: none"> Refer to SMC 22.805.090.B.5 for changes to Water Quality Treatment Metals requirements. Added additional commercial site examples where metals treatment may be required 	No new edits	July 2025: <ul style="list-style-type: none"> Consistency with 2024 MS4 Permit. For code changes, see Code Summary of Proposed Changes.
Section 5.4.2.4 - Basic Treatment	Added that some project sites may need to meet both basic treatment and oil control treatment requirements.	No new edits. Refer to SMC 22.801.030.B for existing definition of "Basic Treatment Receiving Water".	July 2025: <ul style="list-style-type: none"> Clarification. For code changes, see Code Summary of Proposed Changes.

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July 2025 Public Review Draft Stormwater Manual

- Added section to describe new Turbidity and pH monitoring requirements.
- Added section to describe upstream analysis evaluation of runoff that enters a construction site.
- Changed criteria for Small Projects from 1 acre to less than 10,000 square feet of land-disturbing activities.
- Changed criteria for Large projects from 1 acre to 10,000 SF and greater of land-disturbing activities.
- Clarified when to use high visibility fencing BMP.
- Updated guidance/requirements for sizing filtration systems for groundwater discharges.
- Added reference to BMPs with Ecology approved functionally equivalent BMP.
- Added considerations for PCBs to BMPs as applicable.

January 2026 Public Review Draft Stormwater Manual

- Added new Temporary Flow Control During Construction BMP section.
- Added Section 5.2 Monitoring Practices and moved pH and turbidity monitoring to fall within Section.
- Revised pH and turbidity monitoring requirements so clear only required for certain large projects.
- Clarified requirements for calculating sediment trap peak flow rates.
- Added clarification for drain cover requirements during the work day.
- Minor terminology revisions throughout.

Red text: July 2025 proposed changes

Blue text: January 2026 proposed changes

Volume 2 - Construction Stormwater Control

Volume 2, Chapter 1 - Introduction Section Name or BMP Name	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	Driver for Change
Section 1.3 What is Considered "Compliance"?	<ul style="list-style-type: none"> Added section to describe new Turbidity and pH monitoring requirements. Added section to describe upstream analysis evaluation of runoff that enters a construction site. 	Moved Turbidity and pH monitoring to chapter 5.	<p>July 2025:</p> <ul style="list-style-type: none"> Provide clarity and ensure meeting surface WQ standards. <p>January 2026:</p> <ul style="list-style-type: none"> Reorganized for clarity.
Section 1.4 What is Considered "Out of Compliance"?	Added "turbidity or pH that exceeds the benchmark" as criteria for when a discharge is considered out of compliance.	No new edits.	<p>July 2025:</p> <ul style="list-style-type: none"> Ensure meeting surface WQ standards.

Volume 2, Chapter 2 -Construction Stormwater Control and Soil Management Plan Section Name or BMP Name	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	Driver for Change
Section 2.1 Small Project Construction Stormwater Control and Soil Management Plan	<ul style="list-style-type: none"> Changed criteria for Small Projects from 1 acre to less than 10,000 square feet of land-disturbing activities. Changed "construction clearing limits" to "Limits of Disturbance" which include clearing, grading, and other land disturbing activities. Added a "discharge flow rate limit" for construction stormwater, groundwater dewatering and process water discharges. 	Added a reference to SPU Design Standards and Guidelines Appendix 18B Temporary Discharges for allowable discharge rates.	<p>July 2025:</p> <ul style="list-style-type: none"> Revised small project definition so projects with significant land disturbance but very little new or replaced hard surface will require additional scrutiny and provided clarity about what needs to be included in the Construction Stormwater Control and Soil Management Plans. <p>January 2026:</p> <ul style="list-style-type: none"> Clarification.
Section 2.2 Large Project Construction Stormwater Control and Soil Management Plan	Changed criteria for Large Projects from 1 acre to 10,000 square feet and greater of land-disturbing activities.	No new edits.	<p>July 2025:</p> <ul style="list-style-type: none"> Update large project definition so projects with significant land disturbance but very little new or replaced hard surface will require additional scrutiny.

Volume 2 - Construction Stormwater Control

Volume 2, Chapter 2 -Construction Stormwater Control and Soil Management Plan Section Name or BMP Name	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	Driver for Change
Section 2.3 Certified Erosion and Sediment Control Lead	Under responsibilities of CESCL, added contact information if turbid or polluted discharge enters the City's MS4 and/or a receiving waterbody.	Changed required duration of CESCL certification from 3 years to the full duration of the project.	<p>July 2025:</p> <ul style="list-style-type: none"> Provided clarity for CESCL personnel on who to contact if turbid or polluted discharge enters the City's MS4 and/or a receiving waterbody. <p>January 2026:</p> <ul style="list-style-type: none"> Clarification.

Volume 2, Chapter 3 - Selecting Construction Stormwater Controls Section Name or BMP Name	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	Driver for Change
Table 1 Checklist to Select Large Project Construction BMPs	Added requirement that high-visibility fencing is required at edges of ECAs and their buffers where disturbance is not allowed.	No new edits.	<p>July 2025:</p> <ul style="list-style-type: none"> Provided clarity for when high visibility fencing BMP is required.

Volume 2, Chapter 4 - Standards and Specifications for Construction Erosion and Sedimentation Control Section Name or BMP Name	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	Driver for Change
Chapter 4 - Standards and Specifications for Construction Erosion, Sediment, and Flow Control Practices	No edits.	Rename section title to include Flow Control Practices to reflect the added Flow Control & Dewatering Practices to the chapter.	<p>January 2026:</p> <ul style="list-style-type: none"> Updated to reflect newly added Flow Control & Dewatering practices to chapter.
BMP E1.15: Mulching, Matting, and Compost Blankets	Added information on technologies that the department of Ecology has approved are functionally equivalent to mulching.	No new edits.	<p>July 2025:</p> <ul style="list-style-type: none"> Public comment.

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Volume 2, Chapter 4 - Standards and Specifications for Construction Erosion and Sedimentation Control Section Name or BMP Name	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	Driver for Change
BMP E1.50: High-Visibility Fence	Edited language for clarity.	No new edits.	July 2025: <ul style="list-style-type: none">Added clarity for when to use high visibility fence BMP.
BMP E2.10: Stabilized Construction Access	Added information on technologies that the department of Ecology has approved are functionally equivalent to stabilized construction access.	No new edits.	July 2025: <ul style="list-style-type: none">Public comment.
BMP E2.15: Tire Wash	Added information on technologies that the department of Ecology has approved are functionally equivalent to tire wash.	No new edits.	July 2025: <ul style="list-style-type: none">Public comment.
BMP E2.35: Check Dams	Added information on technologies that the department of Ecology has approved are functionally equivalent to Check Dams.	No new edits.	July 2025: <ul style="list-style-type: none">Public comment.
BMP E2.40: Triangular Silt Dike (TSD)	Added information on technologies that the department of Ecology has approved are functionally equivalent to TSDs.	No new edits.	July 2025: <ul style="list-style-type: none">Public comment.
BMP E3.10: Filter Fence	Added information on technologies that the department of Ecology has approved are functionally equivalent to filter fences.	No new edits.	July 2025: <ul style="list-style-type: none">Public comment.
BMP E3.25: Inlet Protection	Added information on technologies that the department of Ecology has approved are functionally equivalent to storm drain inlet Protection.	No new edits.	July 2025: <ul style="list-style-type: none">Public comment.
BMP E3.35: Straw Wattles, Compost Socks, and Compost Berms	Added information on technologies that the department of Ecology has approved are functionally equivalent to wattles.	No new edits.	July 2025: <ul style="list-style-type: none">Public comment.

Volume 2, Chapter 4 - Standards and Specifications for Construction Erosion and Sedimentation Control Section Name or BMP Name	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	Driver for Change
BMP E3.40: Sediment Trap	No edits.	<ul style="list-style-type: none"> Added examples of situations where the project size or downstream conditions require using the 10-year peak volumetric flow rate for the Single Event Hydrograph Method. Added to calculate the peak flow rate, the land use cover used must represent the conditions during construction that result in the most runoff. 	January 2026: <ul style="list-style-type: none"> Clarification and additional guidance.
BMP E3.50: Portable Sediment Tank	No edits.	Added text specifying requirements of holding drainage onsite and trucking it offsite to dispose at a different location and requirements if the stored water contains contaminants.	January 2026: <ul style="list-style-type: none"> New guidance/requirements.
BMP E3.60: Construction Stormwater Filtration	Added guidance/requirements for how to size filtration systems for groundwater discharges.	Added a reference to Section 4.4.1 BMP E4.10 Temporary Flow Control During Construction for sizing for listed creek basins and non-listed creek basins during construction.	July 2025: <ul style="list-style-type: none"> Provide clarity on how to account for groundwater discharges that may have a constant flow rate. January 2026: <ul style="list-style-type: none"> Clarification.
BMP E4.10: Temporary Flow Control During Construction	No edits.	Added new Temporary Flow Control During Construction BMP section to address when projects must provide flow control BMPs during construction to detain stormwater runoff and dewatering flow before it leaves the construction site..	January 2026: <ul style="list-style-type: none"> Clarification to the code requirement (22.805.020.D) to require flow control during construction if necessary to protect downstream properties and receiving waters.

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Volume 2, Chapter 5 - Source Control Practices for Construction Pollutants Other than Sediment Section Name or BMP Name	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	Driver for Change
BMP C1.25: Demolition of Buildings	Added consideration for PCBs and added more guidance/requirements for construction stormwater control for demolition.	<ul style="list-style-type: none"> Added clarification for drain cover requirements during the work day. Added clarification for stabilizing contaminated soils. 	<p>July 2025:</p> <ul style="list-style-type: none"> Consistency with 2024 SWMMWW. Provide clarity on BMPs to use during and after demolition. <p>January 2026:</p> <ul style="list-style-type: none"> Clarification.
BMP C1.30: Building Repair, Remodeling, and Construction	Added consideration for PCBs.	Added clarification for drain cover requirements during the work day.	<p>July 2025:</p> <ul style="list-style-type: none"> Consistency with 2024 SWMMWW. <p>January 2026:</p> <ul style="list-style-type: none"> Clarification.
BMP C1.40: Temporary Groundwater Dewatering	<ul style="list-style-type: none"> Changed section title from "temporary dewatering" to "temporary groundwater dewatering". Added reference to Section 4.3.8 BMP E3.60 when going through the stormwater filtration planning considerations for BMP C1.40. 	Changed BMP number from C1.40 to E4.20, moved to Chapter 4.	<p>July 2025:</p> <ul style="list-style-type: none"> Revised for clarity. <p>January 2026:</p> <ul style="list-style-type: none"> Revised for clarity.
BMP C1.45: Solid Waste Handling and Disposal	Added consideration for PCBs .	No new edits.	<p>July 2025:</p> <ul style="list-style-type: none"> Consistency with 2024 SWMMWW.
BMP C1.50: Disposal of Asbestos and Polychlorinated Biphenyls (PCBs)	Added consideration for PCBs .	No new edits.	<p>July 2025:</p> <ul style="list-style-type: none"> Consistency with 2024 SWMMWW.

Volume 2 - Construction Stormwater Control

Volume 2, Chapter 5 - Source Control Practices for Construction Pollutants Other than Sediment Section Name or BMP Name	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	Driver for Change
Section 5.2 - Monitoring Process	No edits.	<ul style="list-style-type: none"> Added new Section 5.2 Monitoring Practices and moved the Turbidity and pH monitoring from Section 1.3 to Section 5.2. Added language to clarify when monitoring is required. Added reference to Sections 5.1.10 and 5.1.11 for additional concrete handling and washout area requirements. 	<p>January 2026:</p> <ul style="list-style-type: none"> Ecology equivalency comments. Reorganized for clarity. Clarifications. Public comment.

Volume 3 (Project Stormwater Control) of the Seattle Stormwater Manual - - Summary of Proposed Changes

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- Changed “enhanced treatment” to “metals treatment”.
- Revised site constraints for stormwater dispersion flowpaths near septic system components (Section 3.1).
- Updated site constraint requirements to match new legislation for septic systems and added clarity and flexibility for infiltration facilities (Section 3.2).
- Added a requirement to evaluate all infiltration options, in addition to On-site BMPs, before choosing traditional flow control BMPs (Section 3.4).
- Clarified requirements for small projects with no off-site point of discharge (Section 4.3)
- Added design criteria for using catch basins for presettling (Section 4.4).
- Added clarity and considerations for infiltrating BMPs (Section 4.5).
- Updated tree list and protection and maintenance requirements (Section 5.2).
- Added Light Rail Elevated Guideway Dispersion BMP for equivalency with 2024 SWMMWW to Chapter 5.
- Added HPBSM and polishing layer may be used in infiltrating bioretention to be consistency with 2024 SWMMWW.
- Added clarifications and updated requirements to BMPs in Chapter 5 (as summarized below).
- Changed section name from “Single Family Residential Cistern” to “Residential Cistern” and allow residential cisterns in more residential zones.
- Added new BMPs for infiltrating and non-infiltrating structural soil cell BMPs.

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- Renamed the “Seattle Design Precipitation Time Series” to “Seattle Extended Precipitation Time Series (SEPTS-99)”.
- Changed “structural soil cell BMP” name to “soil cell bioretention”.
- For phosphorus treatment, added requirement of Infiltrating Bioretention (without underdrain) with default BSM be more than $\frac{1}{4}$ mile from phosphorus limited water bodies unless using the options HPBSM and polishing layer.
- Added Green Lake as the only nutrient-critical receiving water determined to be impaired due to phosphorus contributed by stormwater.
- Updated with latest approved tree references and information.
- Added 2-inch ponding depth for infiltrating bioretention with vertical sides.
- Updated non-infiltrating bioretention sizing factors.

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- Updated list of approved proprietary and emerging water quality treatment technology and Mass Loading Ratio applicability.
- Revised new infiltrating and non-infiltrating soil cell bioretention sections since July 2025 draft for clarity and for consistency with other BMP requirements, layout, and formatting.
- Minor terminology revisions throughout.

Red text: July 2025 proposed changes

Blue text: January 2026 proposed changes

Volume 3, Chapter 3 - BMP Selection and Sizing Approach Section or BMP Name	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	Driver for Change
Section 2.5 - Infiltration BMPs	No edits	<ul style="list-style-type: none"> • Added infiltrating soil cell bioretention to the table of BMPs described in this volume. 	January 2026: <ul style="list-style-type: none"> • Added infiltrating soil cell bioretention to manual.
Section 2.9 - non-infiltrating BMPs	No edits.	<ul style="list-style-type: none"> • Moved table of City approved proprietary and emerging water quality treatment technologies to Section 5.8.11. • Added non-infiltrating soil cell bioretention to the table of BMPs described in this volume. 	January 2026: <ul style="list-style-type: none"> • Ecology equivalency comments. • Reorganized for clarity. • Added non-infiltrating soil cell bioretention to manual.
Section 3.1-Determine Dispersion Feasibility	Revised site constraints for stormwater dispersion flowpaths near septic system components, specifically prohibiting them within 30 feet of drainfields and 10 feet of tanks and distribution boxes.	No new edits	July 2025: <ul style="list-style-type: none"> • Updated site constraint requirements to match new legislation for septic systems.

Volume 3, Chapter 3 - BMP Selection and Sizing Approach Section or BMP Name	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	Driver for Change
Section 3.2 - Determine Infiltration Feasibility	<ul style="list-style-type: none"> Revised site constraints near septic system components, specifically prohibiting them within 30 feet of drainfields and 10 feet of tanks and distribution boxes. Added clarity for minimum required vertical separation and when subsurface investigation is required. Revised minimum infiltration rates for infiltration trenches and permeable pavement surface. 	<ul style="list-style-type: none"> Added Infiltrating Soil Cell Bioretention without underdrain and Infiltrating Soil Cell Bioretention with underdrain values to Table 3.3 Minimum Measured Infiltration Rates. Clarified minimum measured infiltration rates for permeable pavement surfaces and facilities. 	<p>July 2025:</p> <ul style="list-style-type: none"> Updated site constraint requirements to match new legislation for septic systems and added clarity and flexibility for infiltration facilities. <p>January 2026:</p> <ul style="list-style-type: none"> Added infiltrating and non-infiltrating soil cell bioretention to manual. Clarification.
Section 3.4 - BMP Selection for Flow Control	Added a requirement to evaluate all infiltration options, in addition to On-site BMPs, before choosing traditional flow control BMPs.	Added Infiltrating Soil Cell Bioretention without underdrain, Infiltrating Soil Cell Bioretention with underdrain, and Non-infiltrating Soil Cell Bioretention to Table 3.4 Flow Control BMPs and Applicable Standards.	<p>July 2025:</p> <ul style="list-style-type: none"> Since there are some infiltration BMPs that are not on the OSM BMP list, added requirement to evaluate other infiltration BMPs before selecting traditional detention BMPs. <p>January 2026:</p> <ul style="list-style-type: none"> Added infiltrating and non-infiltrating soil cell bioretention to manual.
Section 3.5 - BMP Selection for Water Quality Treatment	Changed the phrase "enhanced" treatment to "metals" treatment.	<ul style="list-style-type: none"> For phosphorus treatment, added requirement of Infiltrating Bioretention (without underdrain) with default BSM be more than $\frac{1}{4}$ mile from phosphorus limited water bodies unless using the options HPBSM and polishing layer. Figure 3.2 updated terminology from "enhanced" to "metals" - refer to redline figure package. 	<p>July 2025:</p> <ul style="list-style-type: none"> Equivalency with 2024 SWMMWW. <p>January 2026:</p> <ul style="list-style-type: none"> Ecology equivalency comments. For figure changes, see Stormwater Manual Figure Revisions packet.

Volume 3, Chapter 4 - General Design Requirements Section or BMP Name	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	Driver for Change
Section 4.1 - Sizing Approach	<ul style="list-style-type: none"> Added Concentrated Flow Dispersion to Pre-sized Approach table. Added reference and clarity for allowance to size flow control BMPs for less than the total new plus replaced hard surface area when only On-site BMPs are used. Added new and revised procedures for flow control sizing when the minimum 0.5-inch orifice is not feasible. 	<ul style="list-style-type: none"> Added Infiltrating Soil Cell Bioretention and Non-infiltrating Soil Cell Bioretention to the list of BMPs included in the Pre-sized Approach. Renamed the "Seattle Design Precipitation Time Series" (aka Seattle 158-year, 5-minute series) to "Seattle Extended Precipitation Time Series (SEPTS-99)" or approved equivalent. Revised Minimum Orifice Diameter Alternative Sizing Step 4 to specify increasing the orifice diameter to the minimum size (0.5 inch) on the construction plans if the modeling results in an orifice size less than 0.5 inch. 	<p>July 2025:</p> <ul style="list-style-type: none"> Added clarity and missing dispersion BMPs. Equivalency with 2024 SWMMWW for flow control sizing when 0.5-inch orifice is not feasible. <p>January 2026:</p> <ul style="list-style-type: none"> Added infiltrating and non-infiltrating soil cell bioretention to manual. To clarify that current 158-year, 5-minute series includes historical data through 1999. Clarification.
Section 4.2 - Bypass, Flow-Through, and Off-Site Flow General Design Requirements	No edits.	Clarified flows are "offsite" in Scenario 2 - Flow-Through a Flow Control BMP.	<p>January 2026:</p> <ul style="list-style-type: none"> Clarification.

Volume 3, Chapter 4 - General Design Requirements Section or BMP Name	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	Driver for Change
Section 4.3 - Conveyance and Overflow General Design requirements	<ul style="list-style-type: none"> Clarified requirements for small projects with no off-site point of discharge including: Specify this section is only for small projects. Clarify that only the new and replaced hard surfaces must be modeled. Clarified that permeable pavement surfaces and dispersion do not require modeling. Added requirements to identify overland overflows from BMPs and increase capacity of overflow devices to the 100-year recurrence when located within ECA Steep Slope or Landslide Prone areas. 	No new edits.	<p>July 2025:</p> <ul style="list-style-type: none"> Added clarity and protection for ECA areas.
Section 4.4 - Presettling and Pretreatment Requirements	Added design criteria for using catch basin for presettling.	<ul style="list-style-type: none"> Added Infiltrating Soil Cell Bioretention and Non-infiltrating Soil Cell Bioretention to Table 4.1 Presettling and Pretreatment Requirements. Added that at the time the Manual was developed, Green Lake was the only nutrient-critical receiving water determined to be impaired due to phosphorus contributed by stormwater. Added design criteria for using catch basins or other devices for presettling and pretreatment. 	<p>July 2025:</p> <ul style="list-style-type: none"> Added clarity. <p>January 2026:</p> <ul style="list-style-type: none"> Added infiltrating and non-infiltrating soil cell bioretention to manual. Green Lake added to the Ecology 2022 Candidate 303(d) list of impaired waterbodies for total phosphorus. Clarification.

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Volume 3, Chapter 4 - General Design Requirements Section or BMP Name	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	Driver for Change
Section 4.5 - Infiltrating BMPs	<ul style="list-style-type: none"> Clarified that 100% infiltration means infiltrating all runoff over the full simulation period, not just during extreme events like the 100-year storm. Added the process for modeling an infiltration BMP to infiltrate up to the 25-year event if no discharge point is available for small sites. Added considerations for infiltrating BMPs for foundation/footing drainage and other subsurface drainage systems. 	Clarified bioretention drawdown time requirements for water quality design treatment volume.	<p>July 2025: Added clarity and considerations.</p> <p>January 2026: Clarification based on existing requirements.</p>

Volume 3, Chapter 5 - BMP Design Section or BMP Name	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	Driver for Change
Section 5.2 - Tree Planting and Retention	<ul style="list-style-type: none"> Changed tree list to Green Factor tree list. Clarified design criteria for retained trees and newly planted trees. Added protection standards and a summary of the minimum requirements for tree planting and retention. Provided specific maintenance requirements to support long-term tree survival after planting. It outlines a clear irrigation schedule, proper mulching technique, and the need to replace failed trees. Table 5.1 "Minimum Soil Volume for Trees in Planters." moved from 5.2.5.1 Retained Trees to 5.2.5.2 New Planted Trees. 	<ul style="list-style-type: none"> Expanded Tree Species section to include height and ROW requirements. Added reference to SDOT Approved Street Tree List for approved tree species for the right-of-way in. Updated tree size, tree spacing, and soil width, depth and volume requirements. Added Small/Constrained Site trees to Table 5.1 Minimum Soil Requirements for Trees in Planters. 	<p>July 2025:</p> <ul style="list-style-type: none"> Support increased tree canopy and to align with Green Factor requirements. <p>January 2026:</p> <ul style="list-style-type: none"> Ecology equivalency comments. Updated with latest approved tree references and information. Public Comment.

Volume 3, Chapter 5 - BMP Design Section or BMP Name	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	Driver for Change
Section 5.3.4 - Trench Downspout Dispersion	<ul style="list-style-type: none"> Added criteria for short retaining walls, rockeries and uncovered decks allows in the 10-ft additional setback. Clarified Continuous Modeling Assumptions. 	No new edits	<p>July 2025:</p> <ul style="list-style-type: none"> The criteria is roughly based on the criteria that would require structural/building review of short retaining walls and uncovered decks. If they are short enough that a structural review is not required, then they are allowed in the additional setback beyond the vegetated flowpath. Note: this does not reduce the vegetated flowpath length.
Section 5.3.7 - Sidewalk/Trail Compost Amended Strips	Clarified that infiltration testing is not required for this BMP and that this BMP is not for pollution-generating surfaces.	No new edits	<p>July 2025:</p> <ul style="list-style-type: none"> Clarification.
Section 5.3.8 - Light Rail Elevated Guideway Dispersion	Added Light Rail Elevated Guideway Dispersion BMP for equivalency with 2024 SWMMWW.	No new edits	<p>July 2025:</p> <ul style="list-style-type: none"> Equivalency with 2024 SWMMWW.
Section 5.4.2 - Infiltrating Trenches	<ul style="list-style-type: none"> Added maximum trench vertical depth of aggregate storage reservoir. Reduced the minimum measured infiltration rate to 2 inches/hour from 5 inches/hour. Figures 5.8 and 5.9 updated maximum vertical dimension of storage aggregate - refer to redline figure packet for changes. 	<ul style="list-style-type: none"> Added requirements for trenches with perforated or slotted pipe. Figures 5.8 and 5.9 modified notes for clarity- refer to redline figure packet for changes. 	<p>July 2025:</p> <ul style="list-style-type: none"> Allows flexibility but establishes a difference between (linear) infiltration trenches and drywells to justify the lower infiltration rate. <p>January 2026:</p> <ul style="list-style-type: none"> Ecology equivalency comments. Clarification. For figure changes, see Stormwater Manual Figure Revisions packet.

Volume 3, Chapter 5 - BMP Design Section or BMP Name	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	Driver for Change
Section 5.4.4 - Infiltrating Bioretention	<ul style="list-style-type: none"> Removed requirement for using multiple cells when contributing area is over 5,000 square feet. Added that HPBSM and polishing layer may be used. Added requirement to provide multiple flow entrances for bioretention receiving concentrated flows from areas over 20,000 square feet. Revised tables for Presettling Requirements for Bioretention Facilities Owned and Not Owned or Maintained by Phase 1 Municipal Stormwater Permittees. Added minimum length of ponding area shall be 4 feet for bioretention with underdrains (to allow room for underdrain pipe, cleanout and overflow riser pipe installation). Revised the fine compost percentage range and organic matter content range for the bioretention soil mix. Revised minimum requirements for overflow design for freeboard and drain riser pipes. Added infeasibly criteria for vertical walled bioretention that would need to be deeper than 2.5 feet. Revised sizing factor for Peak Control Standard for sloped sides and vertical sides at an average ponding depth of 12 inches. (Removed from list; error in July 2025 Table of Changes) Added clarifications to Continuous Modeling Assumptions for Infiltration Bioretention. <p>Figures 5.13 and 5.14 updated notes for clarity - refer to redline figure packet for changes.</p>	<ul style="list-style-type: none"> Added clarity for phosphorus considerations if using HPBSM and polishing layer. Added vertical sides bioretention facilities construction material requirements. Added description of when weirs can be used for ponding area bottom slopes. Added reference to handrail requirements for vertical sided bioretention. Added option for using alternative structures instead of an inspection chamber for a Flow Restrictor. Figures 5.11, 5.12, 5.13, and 5.14 updates notes for clarity - refer to redline figure packet for changes. Added Figure 5.16 Example of Infiltrating Bioretention Facility with Tree and Side Slopes (without Underdrain) - refer to redline figure packet for changes. Added Planter Box Material section. Added 2-inch ponding depth values to Table 5.21 On-site List Sizing for Infiltrating Bioretention with and without Underdrains and Table 5.22 Pre-sized Sizing Factors and Equations for Infiltrating Bioretention Without Underdrains. 	<p>July 2025:</p> <ul style="list-style-type: none"> Update guidance and requirements. Added HPBSM and polishing layer to be consistent with 2024 SWMMWW. <p>January 2026:</p> <ul style="list-style-type: none"> Ecology equivalency comments. Address BMP longevity concerns. Public comment. Provide options to increase tree canopy. Clarifications. For figure changes, see Stormwater Manual Figure Revisions packet.

Volume 3, Chapter 5 - BMP Design Section or BMP Name	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	Driver for Change
Section 5.4.5 - Rain Gardens	No edit.	Figures 5.17 updated notes for clarity - refer to redline figure packet for changes.	January 2026: <ul style="list-style-type: none"> Clarification. For figure changes, see Stormwater Manual Figure Revisions packet.
Section 5.4.6 - Permeable Pavement Facilities	<ul style="list-style-type: none"> Clarified that infiltration facilities functionally equivalent to permeable pavement may be used beneath impermeable surfaces or landscaping as an alternative to permeable pavement. Adds maintenance guidance for permeable pavement wearing course. Adds that fracture jointing sand is not allowed under leveling course material. Added clarity for minimum measured subgrade infiltration rate Added new "BMPs Equivalent to Permeable Pavement Facilities" section. Added clarifications for sizing the permeable pavement facility area. 	<ul style="list-style-type: none"> Added clarification for how run-on should be directed to facility in a distributed manner. Added clarity for using sizing factors or equations to meet performance standards. Added clarification for length and width setting based on run-on ratios when using continuous simulation hydrologic modeling to size permeable pavement. 	July 2025: <ul style="list-style-type: none"> Added clarity. January 2026: <ul style="list-style-type: none"> Ecology equivalency comments. Clarification.
Section 5.4.8 - Infiltration Ponds	Changed term "Infiltration Basins" to "Infiltration Ponds".	No new edits.	July 2025: <ul style="list-style-type: none"> Consistency with 2024 SWMMWW.

Volume 3, Chapter 5 - BMP Design Section or BMP Name	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	Driver for Change
Section 5.4.10 - Infiltrating Structural Soil Cell BMP Soil Cell Bioretention (changed name)	<ul style="list-style-type: none"> Added new section for infiltrating structural soil cell BMPs. New Figures 5.23 and 5.24 5.24 and 5.25 showing infiltrating structural soil cell BMP - refer to redline figure packet for changes (figure numbers updated January 2026). 	<ul style="list-style-type: none"> Changed name from "infiltrating structural soil cell BMP" to "infiltrating soil cell bioretention". Revised section for clarity and for consistency with other BMP requirements, layout, and formatting. Updated Figures 24, 25, 26 and 27 showing infiltrating soil cell bioretention - refer to in redline figure packet for changes. 	<p>July 2025:</p> <ul style="list-style-type: none"> Added infiltrating structural soil cells to manual. <p>January 2026:</p> <ul style="list-style-type: none"> Clarifications. For figure changes, see Stormwater Manual Figure Revisions packet.
Section 5.5.2 - Residential Cisterns	<ul style="list-style-type: none"> Changed section name from "Single Family Residential Cistern" to "Residential Cistern". Changed to allow use of Residential Cisterns in more residential zones. 	No new edits.	<p>July 2025:</p> <ul style="list-style-type: none"> Accommodate the zoning code changes that are based on Washington State House Bill 1110 (middle housing bill).
Section 5.6.2 - Permeable Pavement Surfaces	<ul style="list-style-type: none"> Clarified that there is no minimum measured infiltration rate to use permeable pavement for the On-site List Approach. Added requirement that minimum measured infiltration rate must be at least 3 in/hr for BMP to use flow control credits to meet flow control standards unless a Pilot Infiltration Test is used and continuous runoff modeling is done. 	No new edits.	<p>July 2025:</p> <ul style="list-style-type: none"> Added clarity.
Section 5.7.1 - Detention Ponds	Added a flow control riser section to reference requirements in other sections of the manual.	No new edits.	<p>July 2025:</p> <ul style="list-style-type: none"> Added information to support user in designing flow control riser.

Volume 3, Chapter 5 - BMP Design Section or BMP Name	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	Driver for Change
Section 5.7.2 - Detention Pipes	<ul style="list-style-type: none"> Added "Pipe Materials", "Vents" and "Flow Control Riser/Structure" sections to the Design Criteria to organize the requirements and reference requirements in other sections and figures. Added minimal allowed orifice diameter and minimum width of weir requirements for "Flow Control Riser/Structure". Revised access requirements to reduce spacing of personnel access points and clarify observation/maintenance ports requirements for detention pipes on private property. Added a restriction preventing the use of pre-sized equations for detention pipes in the public right-of-way. Changed the Pre-developed Pasture Standard equation for 36-inch diameter detention pipe (this was included of the 2021 post-issuance clarifications). Figures 5.28 <u>5.31</u> and 5.29 <u>5.32</u> updated for clarity - refer to redline figure packet for changes. <i>(Figure number updated in January 2026)</i> 	<ul style="list-style-type: none"> Added clarity for maintenance hole structure. Figures 5.31 and 5.32 updated for clarity - refer to redline figure packet for changes. 	<p>July 2025:</p> <ul style="list-style-type: none"> Provided clarity and updated requirements. <p>January 2026:</p> <ul style="list-style-type: none"> Clarification and providing flexibility of design. For figure changes, see Stormwater Manual Figure Revisions packet.
Section 5.7.3 - Detention Vaults/Chambers	Added flow control riser requirements to reference requirements in other sections of the manual.	No new edits.	<p>July 2025:</p> <ul style="list-style-type: none"> Added information to support user in designing flow control riser.

Volume 3, Chapter 5 - BMP Design Section or BMP Name	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	Driver for Change
Section 5.8.2 - Non-infiltrating Bioretention	Table 5.46: Added back 2016 Stormwater Manual pre-sizing factors for non-infiltrating bioretention only for projects with less than 10,000 sf of hard surface required to meet the Peak Flow Control Standard in Capacity-Constrained basins. Sizing is not applicable in Combined Sewer areas (or for projects with hard surface of 10,000 sf or greater).	<ul style="list-style-type: none"> Added exception for underdrain routed to nutrient-critical receiving water if using optional HPBSM and polishing layer. Added vertical sides of bioretention facilities construction material options. Removed special instructions for bioretention soil mix. Added 2-inch ponding depth for vertical sides to Table 5.45 On-site List Sizing for Non-infiltrating Bioretention. Updated sizing factors in Table 5.45. On-site List. In Table 5.46. Pre-sized Sizing Factors and Equations, sizing factors for peak control standard for capacity constrained area shown as either "NA" or as percentage - to be determined based on other factors. Added Water Quality Treatment facility design requirements to filter 91 percent of the total runoff volume through the bioretention soil. Figures 5.34 and 5.35 modified notes for clarity - refer to redline figure packet for changes. 	<p>July 2025:</p> <ul style="list-style-type: none"> Provides more BMP flexibility in Capacity-Constrained System areas of the city. <p>January 2026:</p> <ul style="list-style-type: none"> Clarifications. Updated on-site list sizing factors to optimize the peak flow reduction using non-infiltrating bioretention to better reduce impacts from impervious surfaces and to mitigate increasing flow control thresholds from 2,000 sf to 5,000 sf. Added use of non-infiltrating bioretention for flow control in capacity-constrained system areas to account for increase in On-site List non-infiltrating bioretention sizing factors. For figure changes, see Stormwater Manual Figure Revisions packet.

Volume 3, Chapter 5 - BMP Design Section or BMP Name	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	Driver for Change
Section 5.8.5 - Sand Filters	Added that large sand filters must be designed to treat 95% of total runoff volume for metals or phosphorus treatment.	Added footnote to Applicability table that large sand filters are required to be sized to 95% of runoff volume to meet metals and phosphorus treatment requirement.	<p>July 2025:</p> <ul style="list-style-type: none"> Added clarity. <p>January 2026:</p> <ul style="list-style-type: none"> Clarification.
Section 5.8.10 - Oil/Water Separators	<ul style="list-style-type: none"> Clarified parameters for offline separator oil rise rate equation. Added note to Figures 5.35 and 5.36 5.38 and 5.39 describing the minimum surface area of forebay - refer to redline figure packet for changes (figure numbers updated January 2026). 	Figures 5.38 and 5.39 updated for clarity - refer to redline figure packet for changes.	<p>July 2025:</p> <ul style="list-style-type: none"> Added clarity. <p>January 2026:</p> <ul style="list-style-type: none"> Clarification. For figure changes, see Stormwater Manual Figure Revisions packet.

Volume 3, Chapter 5 - BMP Design Section or BMP Name	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	Driver for Change
Section 5.8.11 - Proprietary and Emerging Water Quality Treatment Technologies	<ul style="list-style-type: none"> Revised requirement for sizing proprietary BMPs so mass loading ratio is not required for a BMP that treats an underdrained sports field if drainage passes through a gravel layer before entering the underdrain. Clarified that the mass loading ratio is not required for Filterra systems that are sized solely for oil control with a treatment rate of 50 in/hr. 	<ul style="list-style-type: none"> Updated the definitions of GULD, CULD, and PULD devices. Updated approved proprietary technologies to include those with GULD designation and have undergone the NJCAT lab testing protocols. The Mass Loading Ratios included under the BMP sizing section can be applied to technologies listed in the table based on BMP System Type. Updated site considerations to reflect approved proprietary technologies. Clarified that the filtration component of the proprietary technologies should be sized as off-line facilities. Clarified that either the offline or downstream of detention Water Quality flowrates should be used for sizing. Edited Step 3 to be "Select the size of facility or number of cartridges". 	<p>July 2025:</p> <ul style="list-style-type: none"> Added clarity and reduced sizing requirements. <p>January 2026:</p> <ul style="list-style-type: none"> Ecology equivalency comments. Clarified the proprietary technologies approved for use in Seattle. Clarifications.
Section 5.8.12 - Non-infiltrating Structural Soil Cell BMP Soil Cell Bioretention (<i>changed name</i>)	<ul style="list-style-type: none"> Added new Non-Infiltrating Structural Soil Cell BMP section. New Figure 5.37 5.40 showing non-infiltrating structural soil cell BMP - refer to redline figure packet for changes (figure numbers updated January 2026). 	<ul style="list-style-type: none"> Changed name from "infiltrating structural soil cell BMP" to "infiltrating soil cell bioretention". Revised section for clarity and for consistency with other BMP requirements, layout, and formatting. Updated Figures 5.40 and 5.41 showing non-infiltrating soil cell bioretention - refer to redline figure packet for changes. 	<p>July 2025:</p> <ul style="list-style-type: none"> To increase the available BMPs available and support tree canopy. <p>January 2026:</p> <ul style="list-style-type: none"> Changed name of soil cell bioretention. For figure changes, see Stormwater Manual Figure Revisions packet.

Volume 4 (Source Control) of the Seattle Stormwater Manual - Summary of Proposed Changes

July 2025 Public Review Draft Stormwater Manual

- Added background information about PFAS, pollutants from rubber preservatives (including 6PPD-quinone), PAHs, and PCBs.
- Updated, clarified, and added required BMP elements and recommended BMPs.
- Updated the following BMPs for consistency with 2024 SWMMWW and/or the 2024 MS4 Permit: Cleaning or Washing (BMP 17), Processing of Treated Wood (BMP 20), Cleaning and Maintenance of Pools, Spas, Hot Tubs, and Fountains (BMP 35), Deicing and Anti-icing Operations for Airports and Streets (BMP 36), and Potable Water Line Flushing, Water Tank Maintenance, and Hydrant Testing (BMP 41).
- Added Light Rail Washing (new BMP 56) for consistency with 2024 SWMMWW.

January 2026 Public Review Draft Stormwater Manual

- Updated, re-ordered, clarified, and/or added required BMP elements and recommended BMPs.
- Updated and restructured Proper Storage of Solid Wastes (BMP 4), including explicit requirements when dumpster areas are not plumbed to the sanitary sewer, and when storing used cooking oil
- Added some “additional information” sections below required and/or recommended BMP elements, to support more effective BMP implementation. These are informational only.
- Clarified why certain discharges should not enter the drainage system, receiving waters, or groundwater.
- Provided more recommended BMP options for cleaning or washing of graffiti, artificial turf and athletic surfaces, permeable pavement, and dechlorination.
- Minor terminology revisions throughout.

Red text: July 2025 proposed changes

Blue text: January 2026 proposed changes

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Volume 4, Chapter 1 - Introduction Section Name or BMP Name	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	Driver for Change
Section 1.3 - What Pollutants Are Targeted in This Volume?	Added PFAS, pollutants from rubber preservatives (including 6PPD-q), PAHs, and PCBs.	<ul style="list-style-type: none"> Added pH as a measure of potential pollution to the descriptions of typical pollutants. Minor editorial changes 	<p>July 2025:</p> <ul style="list-style-type: none"> Added new guidance for toxic organics for consistency with the 2024 SWMMWW. <p>January 2026:</p> <ul style="list-style-type: none"> pH can be used as an indicator of pollution. Public comment.

Volume 4, Chapter 2 - Best Management Practices for All Real Property (updated from 2016 Stormwater Manual title: "Citywide BMPs") Section Name or BMP Name	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	Driver for Change
Section 2.1.1 - BMP 1: Eliminate Illicit Connections and Illicit Discharges	<ul style="list-style-type: none"> Added clarity as to what is an illicit discharge. Added information on where to find more details (i.e., list of prohibited discharge substances) in the Seattle Stormwater and Side Sewer Codes. Updated the phone numbers of who to contact at Ecology and SPU if an illicit discharge is known to have occurred. 	<ul style="list-style-type: none"> Clarified what constitutes an illicit discharge, including that chlorinated/brominated water as a type of illicit discharge Minor editorial changes 	<p>July 2025:</p> <ul style="list-style-type: none"> Clarified what constitutes an illicit discharge, outlining appropriate response actions, and providing additional guidance on prevention. <p>January 2026:</p> <ul style="list-style-type: none"> Public comment. Clarification.
Section 2.1.2 - BMP 2: Perform Routine Maintenance	<ul style="list-style-type: none"> Added maintenance requirements to the BMP. Provided clarity on existing requirements. 	<ul style="list-style-type: none"> Reorganized and moved required maintenance-related BMPs to BMP recommendations. Provided clarity on existing requirements, BMP recommendations, and additional (helpful) information. 	<p>July 2025:</p> <ul style="list-style-type: none"> Clarified requirements per stormwater compliance inspector experience. <p>January 2026:</p> <ul style="list-style-type: none"> Public comment. Ecology equivalency comment.

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Volume 4, Chapter 2 - Best Management Practices for All Real Property (updated from 2016 Stormwater Manual title: "Citywide BMPs") Section Name or BMP Name	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	Driver for Change
Section 2.1.3 - BMP 3: Dispose of Fluids and Wastes Properly	<ul style="list-style-type: none"> The new text explicitly prohibits discharging wastes into the drainage or sewer system and adds references to Seattle Municipal Code sections and the NPDES permit for legal compliance and proper waste handling. Updated disposal requirements to include solid, dangerous, and industrial wastes, especially emphasizing procedures in non-combined sewer areas. Added a new recommended BMP to reinforce compliance with broader environmental regulations and highlight the risk of penalties from other agencies. 	Provided examples of street waste solids.	<p>July 2025:</p> <ul style="list-style-type: none"> Clarified requirements per stormwater compliance inspector experience. <p>January 2026:</p> <ul style="list-style-type: none"> Clarification.

Volume 4, Chapter 2 - Best Management Practices for All Real Property (updated from 2016 Stormwater Manual title: "Citywide BMPs") Section Name or BMP Name	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	Driver for Change
Section 2.1.4 - BMP 4: Proper Storage of Solid Wastes	<ul style="list-style-type: none"> Added new text that strengthens the requirements for Waste Disposal and Storage under BMP 4. Added a detailed list of "solid waste" that falls under the BMP and provides detail about how to manage the waste and storage for specific waste types (e.g., batteries, printing equipment waste, etc.). Expanded text about managing cooking oil waste to clarify and explain the responsibilities of generators (e.g., restaurants) versus container-owners (waste haulers). New Figure 2 providing an example of a labeled used cooking oil tote located on a level surface with a secure lid - refer to redline figure packet for changes. 	<ul style="list-style-type: none"> Added that requirements also apply to empty containers previously used to store solid waste. Added text to explain related BMPs, permits and Municipal Code definitions. Reorganized and further defined suitable containers and lids, inspection and maintenance, illicit discharges, siting, and requirements for used cooking oil. Updated minimum distance from which a used cooking oil container may be situated from a grated metal lid/cover (from 10 ft to 5 ft). Provided details in requirements for dumpster areas if they are not plumbed to the sanitary sewer, including ability for City departments to require additional source controls if BMPs are not effective. Removed requirement for additional roof/canopy when dumpsters are plumbed to sanitary sewer (if less than 200 sq ft). Removed requirement for spill containment area around trash compactor when uncovered (allowed if under 200 sq ft). Expanded text in recommended BMPs and additional information sections. 	<p>July 2025:</p> <ul style="list-style-type: none"> Clarified requirements per inspector experience and expanded subsection about cooking oil. For figure changes, see Stormwater Manual Figure Revisions packet. <p>January 2026:</p> <ul style="list-style-type: none"> Public comment. Ecology equivalency comment. Practicality and space limitations, for example: Recognizing that existing dumpster areas are often not plumbed to the sanitary sewer, more explicit instructions are provided for dumpster areas that drain to stormwater to help prevent polluted discharges to the stormwater drainage system. Since lids are always required when waste is not actively being added to a dumpster, an additional roof/canopy over a dumpster area plumbed to the sanitary sewer (less than 200 sq ft) is not necessary. (Roof/canopy is still necessary when it's over 200 sq ft, to direct water to stormwater drainage system). Some concern that an uncovered spill containment area around a trash compactor may fill up quickly during rain and spill over, potentially causing pollutants to migrate to other areas.

Volume 4, Chapter 2 - Best Management Practices for All Real Property (updated from 2016 Stormwater Manual title: "Citywide BMPs") Section Name or BMP Name	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	Driver for Change
Section 2.1.5 - BMP 5: Spill Prevention and Cleanup	<ul style="list-style-type: none"> Updated spill cleanup and proper disposal procedures. Added section for discharges associated with firefighting activities. 	Added reasoning to why using emulsifiers or dispersants cannot be used.	<p>July 2025:</p> <ul style="list-style-type: none"> Clarification and strengthening of Spill Prevention and Cleanup BMP per inspector experience. <p>January 2026:</p> <ul style="list-style-type: none"> Clarified why emulsifiers and dispersants should not enter stormwater or receiving waters.
Section 2.1.6 - BMP 6: Provide Oversight and Training for Staff	<ul style="list-style-type: none"> Clarification and strengthening of Staff training and oversight requirements for BMP6. Added specific instructions for buildings that are suspected or known to contain PCBs. 	Minor editorial change.	<p>July 2025:</p> <ul style="list-style-type: none"> Updated to include guidance for preventing pollution from PCBs in building materials to support more effective stormwater pollution prevention. <p>January 2026:</p> <ul style="list-style-type: none"> Public comment.
Section 2.1.7 - BMP 7: Property Maintenance	<ul style="list-style-type: none"> Updated required elements of BMP for businesses and public entities. Added section for recommended BMPs including using environmentally safe solvents and materials and preventative actions. 	<ul style="list-style-type: none"> Moved spot clean outdoor surfaces to minimize wastewater generated from a required BMP to a recommended BMP. Added practicing Natural Yard/Lawn Care methods to recommended BMPs. 	<p>July 2025:</p> <ul style="list-style-type: none"> Clarified requirements per inspector experience. <p>January 2026:</p> <ul style="list-style-type: none"> Ecology equivalency comment. The 2024 Phase I Permit requires that implementing methods of minimizing water use ("public education and water conservation" per S5.C.9.b.ii.b) is a condition for allowing discharges of lawn watering and irrigation runoff to discharge to the MS4.

Volume 4, Chapter 2 - Best Management Practices for All Real Property (updated from 2016 Stormwater Manual title: "Citywide BMPs") Section Name or BMP Name	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	Driver for Change
Section 2.1.8 - BMP 8: Constructed Dog Runs	<ul style="list-style-type: none"> The terminology in the BMP was revised from "rooftop dog runs" to "constructed dog runs" to ensure broader applicability across all designed or built dog run areas—regardless of location (e.g., rooftop, podium, or at-grade). This change excludes dog runs associated with commercial or business pet facilities, which are regulated separately. New section was added for ground-level dog runs to clarify maintenance expectations and appropriate stormwater management practices for those areas. 	Added further detail to the types of dog runs which this section applies to.	<p>July 2025:</p> <ul style="list-style-type: none"> Clarified requirements per inspector experience. <p>January 2026:</p> <ul style="list-style-type: none"> Clarified dog run types.
Section 2.2.1 - BMP 9: Fueling at Dedicated Stations	<ul style="list-style-type: none"> Added clarity when an overflow is not allowed. Added language for when dispersants are prohibited. Added when to immediately remove and properly dispose of fuel contaminated soils. Figure 4 updated to replaced "Shutoff valve" with "Automatic Shutoff Valve" - refer to redline figure packet for changes. 	<ul style="list-style-type: none"> Clarified the fueling island spill containment pad requirements for an uncovered area or an area that receives run-on from an uncovered area. Clarified fuel spill retention capacity requirements. Added new Figure 6 showing Oil/Water Separator with Oil Stop Valve for Spill Containment - refer to redline figure packet for changes. 	<p>July 2025:</p> <ul style="list-style-type: none"> Clarified requirements per inspector experience. <p>January 2026:</p> <ul style="list-style-type: none"> Aligned with Volume 3 requirements for oil/water separators. Aligned text with Figure 6. For figure changes, see Stormwater Manual Figure Revisions packet.
Section 2.2.2 - BMP 10: Mobile Fueling of Vehicles and Heavy Equipment	Minor updates to required elements of BMP including containment measures, spill response procedures, and equipment standards.	Minor clarification about when to remove a drain cover if sheen is present.	<p>July 2025:</p> <ul style="list-style-type: none"> Clarified requirements per inspector experience. <p>January 2026:</p> <ul style="list-style-type: none"> Clarified per staff experience.

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Volume 4, Chapter 2 - Best Management Practices for All Real Property (updated from 2016 Stormwater Manual title: "Citywide BMPs") Section Name or BMP Name	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	Driver for Change
Section 2.2.3 - BMP 11: In-Water and Over-Water Fueling	<ul style="list-style-type: none"> Updated the definition of in-water and over-water fueling stations to remove ambiguity about their classification. Added requirement to immediate report spills to federal and state agencies, along with the relevant contact information. 	No new edits.	<p>July 2025:</p> <ul style="list-style-type: none"> Clarified requirements per inspector experience.
Section 2.2.4 - BMP 12: Maintenance and Repair of Vehicles and Equipment	<ul style="list-style-type: none"> Added text to clarify that mobile maintenance operations are included and that businesses are responsible for spills from customer vehicles, even when parked offsite. Added new requirements for battery storage, vehicle inspections, and frequent monitoring of drains and outdoor areas. Revised text to emphasize spill prevention, dry cleanup methods, proper fluid disposal, and the use of structural controls if operational measures fail to prevent contamination. 	Added clarity for maintenance and repair activity to contain automotive fluids and chemicals.	<p>July 2025:</p> <ul style="list-style-type: none"> Clarified requirements per inspector experience. <p>January 2026:</p> <ul style="list-style-type: none"> Clarified requirements per inspector experience.
Section 2.2.5 - BMP 13: Concrete and Asphalt Mixing and Production	Clarified that BMP applies specifically to stationary concrete and asphalt construction sites and emphasized the prohibition of discharging process water to streets, drains (stormwater or sanitary/combined systems), or receiving waters.	Minor editorial changes.	<p>July 2025:</p> <ul style="list-style-type: none"> Clarified requirements per inspector experience. <p>January 2026:</p> <ul style="list-style-type: none"> Public comment.

Volume 4, Chapter 2 - Best Management Practices for All Real Property (updated from 2016 Stormwater Manual title: "Citywide BMPs") Section Name or BMP Name	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	Driver for Change
Section 2.2.6 - BMP 14: Concrete Pouring, Concrete/Asphalt Cutting, and Asphalt Application	<ul style="list-style-type: none"> Added text stating that concrete and asphalt waste must never be washed into storm drains, receiving waters or sanitary/combined systems. Added specific disposal instructions for slurry and runoff. Clarified that catch basin filter socks are only emergency backups, not a substitute for source control. 	<ul style="list-style-type: none"> Clarified that water that comes into contact with diesel or coatings used in asphalt applications, cleanup, or transportation is process water and not allowed to enter the drainage system. Minor editorial changes. 	<p>July 2025:</p> <ul style="list-style-type: none"> Clarified requirements per inspector experience. <p>January 2026:</p> <ul style="list-style-type: none"> Clarified requirements per inspector experience. Public comment.
Section 2.2.7 - BMP 15: Recycling Wrecking Yard, and Scrap Yard Operations	<ul style="list-style-type: none"> Expanded list of potential pollutants found at recycling and scrap yards. Added requirement to prevent run-off from property to nearby properties, public right of way or drainage. Added that PCB-contaminated materials cannot be reused and must be segregated and disposed of under EPA's TSCA rules. Added a new recommended BMP advising facilities to contact the King County Industrial Waste Program if they discharge process water or contaminated stormwater to the sanitary/combined sewer system. 	<ul style="list-style-type: none"> Added additional language requiring entities to inspect incoming materials for batteries, liquid tanks and PCB-containing devices, remove batteries and store them safely, and cover/raise materials. Clarified that the BMP is applicable when the business or public entity is reclaiming materials. 	<p>July 2025:</p> <ul style="list-style-type: none"> Clarified requirements per inspector experience. <p>January 2026:</p> <ul style="list-style-type: none"> Clarified based on inspector experience. Public comment.
Section 2.2.8 - BMP 16: Storage of Liquids in Aboveground Tanks	Clarified what is considered liquid storage tanks.	<ul style="list-style-type: none"> Provided explicit examples when this BMP does and does not apply. Minor editorial changes. 	<p>July 2025:</p> <ul style="list-style-type: none"> Clarified requirements per inspector experience. <p>January 2026:</p> <ul style="list-style-type: none"> Clarified based on inspector experience.

Volume 4, Chapter 3 - Business and Public Entity Best Management Practices for Specific Activities Section Name or BMP Name	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	Driver for Change
Section 3.1.1 - BMP 17: Cleaning or Washing	<ul style="list-style-type: none"> • Expanded list of activities requiring BMP. • Added guidance to contact the local sewer authority for the potential disposal of washwater to the sanitary sewer. • Added requirement to determine if buildings are suspected or confirmed to have PCB-containing materials on their exterior prior to building washdown, and the requirement that washdown water is prohibited from discharging to municipal stormwater systems unless it has been determined that the building does not contain PCBs on its exterior. • Added to list of source pollutants. • Clarified when stormwater is considered process wastewater. • Updated required BMP elements including clarifications of age of built or renovated buildings that allow discharges from routine external washdowns, requirements for dechlorination of potable water entering the drainage system, and requirements for washdowns from graffiti impacted areas and building specific requirements. • Updated list of recommended BMPs for graffiti, artificial turf fields and when to consider spot cleaning. 	<ul style="list-style-type: none"> • Added definition of public drainage system to clarify it is also known as the municipal stormwater system. • Reorganized and expanded the list of required BMP elements. • Clarified that all staff authorized to wash at the wash pad must receive annual training on the operation of the valve system and the training records must be maintained. • Clarified what buildings are assumed to be "suspected" of containing PCBs on their exterior. • Expanded on recommended BMPs related to graffiti, artificial turf and athletic surfaces, permeable pavement, and dechlorination. 	<p>July 2025:</p> <ul style="list-style-type: none"> • Added new language about washing/cleaning buildings confirmed or suspected of containing PCBs for consistency with the 2024 Phase I MS4 Permit and BMP S431 in the 2024 SWMMWW. • Edited/added language to clarify requirements associated with conditionally allowable discharges (e.g., potable water) also for consistency with the Phase I MS4 Permit. • Clarified a range of requirements per inspector experience. <p>January 2026:</p> <ul style="list-style-type: none"> • Additional information and options based on staff input with the goal of supporting better implementation.

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Volume 4, Chapter 3 - Business and Public Entity Best Management Practices for Specific Activities Section Name or BMP Name	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	Driver for Change
Section 3.2.1 - BMP 18: Loading and Unloading of Liquid or Solid Material	<ul style="list-style-type: none"> Added that BMP is required in areas of transfer to containers or between transport vehicles (rail or highway). Noted that SPCC requirements may apply if transloading oil products over 1,320 gallons in areas that could reach navigable waters. 	Minor clarifying edits.	<p>July 2025:</p> <ul style="list-style-type: none"> Clarified requirements per inspector experience. <p>January 2026:</p> <ul style="list-style-type: none"> Public comment.
Section 3.3.2 - BMP 20: Processing of Treated Wood	<ul style="list-style-type: none"> Added clarification that wood preservatives are registered with the US EPA and include oil and water-borne preservatives. Added freshly treated wood definition and BMPs to prevent treated wood products entering stormwater. 	Minor clarifying edits.	<p>July 2025:</p> <ul style="list-style-type: none"> Consistency with BMP S432 in the 2024 SWMMWW. <p>January 2026:</p> <ul style="list-style-type: none"> Clarifications to support better implementation. Ecology equivalency comment.
Section 3.3.3 - BMP 21: Commercial Composting	No new edits.	<ul style="list-style-type: none"> Clarified the definition of design storm. Added requirement to line all ponds used to collect, store, or treat leachate and other contaminated waters associated with the composting process to prevent groundwater contamination. 	<p>July 2025:</p> <ul style="list-style-type: none"> No new edits. <p>January 2026:</p> <ul style="list-style-type: none"> Clarifications to support better implementation. Public comment.

Volume 4, Chapter 3 - Business and Public Entity Best Management Practices for Specific Activities Section Name or BMP Name	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	Driver for Change
Section 3.3.5 - BMP 23: Painting, Finishing, and Coating Activities	<ul style="list-style-type: none"> Added BMP 17 (cleaning and washing) as a required BMP element for preparation and application. Added best practices for working with surfaces suspected or known to contain PCBs. Added recommended BMP for water-based paints. 	<ul style="list-style-type: none"> Added indoor vs outdoor clarifications for cleanup. 	<p>July 2025:</p> <ul style="list-style-type: none"> Consistency with BMP S451 and BMP S420 of the 2024 SWMMWW. <p>January 2026:</p> <ul style="list-style-type: none"> Clarifications to support better implementation. Ecology equivalency comment.
Section 3.3.6 - BMP 24: Commercial Printing Operations	<ul style="list-style-type: none"> Added PCBs to list of pollutants. Clarified that waste printing equipment must not be stored outdoors. 	No new edits.	<p>July 2025:</p> <ul style="list-style-type: none"> Expanded list of potential pollutants and BMPs for storing materials to better address potential inadvertently-generated PCBs as a source of pollutants to stormwater.
Section 3.4.1 - BMP 26: Storage of Leachable Erodible Materials	<ul style="list-style-type: none"> Added required BMP element to raise solid material off the ground. Updated required BMP elements for stockpiles of materials. 	<ul style="list-style-type: none"> Updated definition of all businesses and public entities engaged in the storage of leachable or erodible materials. Added required and recommended BMP information. Clarified cover requirements and recommended raising solid materials. 	<p>July 2025:</p> <ul style="list-style-type: none"> Clarified requirements per inspector experience aimed at more effective stormwater pollution prevention from this type of activity. <p>January 2026:</p> <ul style="list-style-type: none"> Clarifications to support better implementation.

Volume 4, Chapter 3 - Business and Public Entity Best Management Practices for Specific Activities Section Name or BMP Name	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	Driver for Change
Section 3.4.3 - BMP 28: Portable Container Storage	<ul style="list-style-type: none"> Clarified responsible parties must comply with state Dangerous Waste Regulations. Specifies what kind of containers to use for liquid storage. Updated a series of BMPs listed previously as recommended in the 2019 Manual version, related to outside storage and secondary containment, to be required BMPs. 	Minor clarifying edits.	<p>July 2025:</p> <ul style="list-style-type: none"> Clarified requirements per inspector experience. <p>January 2026:</p> <ul style="list-style-type: none"> Public comment.
Section 3.6.1 - BMP 32: Commercial Animal Care and Handling	<ul style="list-style-type: none"> Updated types of businesses and agencies BMP applies to. Added reference to Seattle and King County Public Health's Pet Business Program for requirements in addition to Seattle's Stormwater Code. Updated required BMP elements including checking Seattle and King County Health regarding required maintenance, new connections to sanitary or combined sewer require City side sewer permits, requirements for covered and uncovered outside animal keeping areas, discharge requirements for washing and disinfecting outside animal handling areas, requirements for stockpiling manure. Updated recommended BMPs for disinfecting outside surface areas. 	<ul style="list-style-type: none"> Added required BMP element that washwater containing disinfectant is never allowed to infiltrate. Added reference to BMP 8. 	<p>July 2025:</p> <ul style="list-style-type: none"> Expanded and clarified requirements, based on inspector experience, to promote more effective pollution prevention from this activity. Edits also made to align with Public Health requirements and avoid impacts to surface water and/or groundwater. <p>January 2026:</p> <ul style="list-style-type: none"> Clarified requirements per inspector experience. Reference to BMP 8 based on an Ecology suggestion during equivalency review process.

Volume 4, Chapter 3 - Business and Public Entity Best Management Practices for Specific Activities Section Name or BMP Name	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	Driver for Change
Section 3.6.4 - BMP 35: Cleaning and Maintenance of Pools, Spas, Hot Tubs, and Fountains	<ul style="list-style-type: none"> Specified that owners and operators of water recreation facilities must also comply with State and local Public Health agency rules in addition to this manual's BMP. Clarified that discharge to a drainage system to be dechlorinated/debrominated to a "total residual concentration" of 0.1 ppm. Added additional items that the discharge water needs to be free of: sodium chloride, cleaning chemicals (which include but not limited to copper-based algaecides), suds, cleaning wastes. Added recommended BMP to maintain proper chloride levels, water filtration, and circulation to minimize need to drain structures. 	No new edits.	<p>July 2025:</p> <ul style="list-style-type: none"> Updated for consistency with BMP S433 of the 2024 SWMMWW and the conditionally allowable discharge language in the 2024 Phase I Permit.
Section 3.6.5 - BMP 36: Deicing and Anti-icing Operations for Airports and Streets	<ul style="list-style-type: none"> Added airport taxiways and ramp/gate areas to list of areas where BMP applies. Clarified that the relevant NPDES permit is the Industrial Stormwater General Permit. Emphasized that chemicals must not enter the drainage conveyance system. 	Added clarification to increase the frequency of maintaining stormwater structures in areas where deicing and anti-icing activities occur on streets and highway	<p>July 2025:</p> <ul style="list-style-type: none"> Clarified requirements per inspector experience and for consistency with language in BMP S405 of the 2024 SWMMWW. <p>January 2026:</p> <ul style="list-style-type: none"> Clarified requirements per inspector experience.

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Volume 4, Chapter 3 - Business and Public Entity Best Management Practices for Specific Activities Section Name or BMP Name	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	Driver for Change
Section 3.6.6 - BMP 37: Maintenance and Management of Roof and Building Drains Roofs/Building Surfaces at Industrial and Commercial Buildings	<ul style="list-style-type: none"> Revised name of BMP. Minor clarification of likely sources of PCBs. Updated required BMP elements to not allow washing roofs or sides of buildings unless the external materials surfaces have been determined to be without PCB-containing materials in accordance with Ecology guidance. 	No new edits.	<p>July 2025:</p> <ul style="list-style-type: none"> Clarified applicability to all building surfaces, rather than just the drains from buildings and for consistency with PCB requirements in BMP S424 of the 2024 SWMMWW.
Section 3.6.8 - BMP 39: Maintenance of Public and Private Utility Corridors and Facilities	Updated required BMP elements for work occurring in a vault with contaminants present and BMPs for preventing erosion of access roads or bare ground.	Minor editorial changes.	<p>July 2025:</p> <ul style="list-style-type: none"> Clarified requirements per inspector experience. <p>January 2026:</p> <ul style="list-style-type: none"> Clarifications for readability.
Section 3.6.9 - BMP 40: Maintenance of Roadside Ditches	Clarified that ditches owned or operated by a state, city, town, county or other public body that is designed or used for conveying stormwater are included in the definition of MS4.	No new edits.	<p>July 2025:</p> <ul style="list-style-type: none"> Clarified requirements per inspector experience and to support better management of stormwater flow in ditch and culvert systems.
Section 3.6.10 - BMP 41: Potable Water Line Flushing, Water Tank Maintenance, and Hydrant Testing	Updated required BMP elements that would allow potable water sources discharged to drainage systems.	Added chlorine as an example of chemicals associated with water line flushing and water tank maintenance.	<p>July 2025:</p> <ul style="list-style-type: none"> Updated for consistency with the conditionally allowable discharge language in the 2024 SWMMWW. <p>January 2026:</p> <ul style="list-style-type: none"> Clarification.

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Volume 4, Chapter 3 - Business and Public Entity Best Management Practices for Specific Activities Section Name or BMP Name	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	Driver for Change
Section 3.6.23 - BMP 54: Streets and Highways	Clarified what is considered a street.	No new edits.	<p>July 2025:</p> <ul style="list-style-type: none"> Clarified definition and requirements per inspector experience to support compliance with the Manual's requirements.
Section 3.6.25 - BMP 56: Light Rail Washing	Added new BMP that references S453 and S454 BMPs in the 2024 SWMMWW.	No new edits.	<p>July 2025:</p> <ul style="list-style-type: none"> Added new BMP for equivalency with 2024 SWMMWW.

Appendices

Appendices of the Seattle Stormwater Manual - Summary of Proposed Changes

Red text: July 2025 proposed changesBlue text: January 2026 proposed changes

Appendix Name	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	Driver for Change
Appendix A - Definitions	Placeholder page only. Refer to SMC, Chapter 22.801 to review definitions.	NA	NA
Appendix B - Additional Submittal Requirements	<ul style="list-style-type: none"> Clarified how to calculate new plus replaced hard surface for a Subdivision or Short Plat when the Seattle Zoning Code does not include a maximum lot coverage (of structures) and when existing improvements are proposed to be retained. Added and clarified conditions under which a separate Preliminary Drainage Control Plan is not required with the MUP submittal for a lot boundary adjustment. Added a Modified LBA Drainage Adequacy Note #1 required for the recorded LBA plat if the lots are already fully developed and the existing buildings and improvements remain but the adjust lots does not have a public piped storm drain for potential mainline extensions if there is development in the future. 	No new edits.	<p>July 2025:</p> <ul style="list-style-type: none"> Only neighborhood residential and residential small lot zoning in Seattle have maximum lot coverage so other types of development in other zones will need to provide a site plan showing full build-out of all phases. For existing improvements that are to remain, the stormwater code does not require flow control, water quality, or on-site stormwater management for existing hard surfaces to remain. Clarification to align with language from the Seattle Land Use Code. The additional condition accounts for lot boundary adjustments that are not for the purpose of a planned development. Clarification to align with language from the Seattle Land Use Code.

Appendices

Appendix Name	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	Driver for Change
Appendix C - On-site Stormwater Management Infeasibility Criteria	<ul style="list-style-type: none"> Revised the allowable distance of dispersion flowpath areas to septic system drainfields, reserve areas, and septic sewage tanks and distribution boxes. Added criteria that would make an infiltration BMP infeasible, specifically if it would threaten an existing or proposed structure. Changed infiltration trench infeasibility criteria of underlying soil infiltration rate to less than 2 inches/hour. Added depth to the bottom of ponding infeasibility criteria for infiltrating and non-infiltrating bioretention facilities. Added onsite list infeasibility criteria for Infiltrating and Non-infiltrating Structural Soil Cells. 	<ul style="list-style-type: none"> Updated minimum tree size requirements for deciduous tree trunks to be at least 2 inches in diameter and evergreen trees must be at least 5 feet tall. On-site List Infeasibility Criteria tables have been updated to reflect the Parcel-based Project list. Added clarity for bottom slope requirements for rain gardens and infiltrating bioretention facilities. Added infeasibility criteria if rain garden or infiltrating bioretention is located within ¼ mile of nutrient critical water body. Added clarity that permeable pavement is infeasible if hard surface is set of stairs or is a 6 foot long or less landing between stairs. Added reference to Green Factor Tree List and SDOT's Approved Street Tree list for determine if medium or large tree is infeasible. 	<p>July 2025:</p> <ul style="list-style-type: none"> Updated infeasibility criteria based on revisions to state law for septic systems. Infiltration facilities that may threaten buildings, based on a determination by a licensed professional, are not desired. Updated infeasibility criteria for infiltration trenches. See revision to Volume 3, Section 3.2 for additional information. This change is to prevent the BMP from being too deep, which could be a fall hazard and difficult to maintain. Added infiltrating and non-infiltrating structural soil cells to Volume 3. <p>January 2026:</p> <ul style="list-style-type: none"> Public comment. Adjusted tree thresholds to better reflect trees in good health. Tables updated to reflect Parcel-based Project list since Single-Family Residential Projects have been removed from Manual. Clarifications.
Appendix D - Subsurface Characterization and Infiltration Testing for Infiltration Facilities	No change from 2021 Manual.	No change from 2021 Manual.	NA

Appendices

Appendix Name	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	Driver for Change
Appendix E - Additional Stormwater Design Requirements	<ul style="list-style-type: none"> Changed name of Appendix from "Additional Design Requirements and Plant Lists" to "Additional Stormwater Design Requirements". Specified that the minimum allowable weir length is 0.5 inches. 	<ul style="list-style-type: none"> Updated Table E.1 to clarify that 10-, year, 24 hour design storm or peak flowrate for the 10-year recurrence flow can be used to calculate the length of a temporary level spreader, and a 25-year, 24-hour design storm or peak flowrate for the 25-year recurrence flow can be used to calculate the length of a permanent level spreader. New Figure E.9. "Fat Pipe" Presettling Vault. New Figure E.10. Catch Basin/Maintenance Hole with an Extended Sump and a Baffle. 	<p>July 2025:</p> <ul style="list-style-type: none"> Moved plant list to Appendix J. <p>Clarification.</p> <p>January 2026:</p> <ul style="list-style-type: none"> Clarifications.
Appendix F - Hydrologic Analysis and Design	<ul style="list-style-type: none"> Changed the land cover type from "wetland" to "Saturated or Wetland". Updated the step-by-step procedures for using different versions of MGSFlood when evaluating on-site BMP performance standards. 	<p>Added reference to 2021 King County Surface Water Design Manual guidelines, Section 4.2.1 for backwater analysis methods.</p>	<p>July 2025:</p> <ul style="list-style-type: none"> Added saturated soils to wetland row in table since wetlands can be modeled as saturated soils. Newer versions of MGSFlood have an automatic feature for this purpose. Older versions require a different technique. <p>January 2026:</p> <ul style="list-style-type: none"> Clarification.

Appendices

Appendix Name	July 2025 Public Review Draft Proposed Change	January 2026 Public Review Draft Proposed Change	Driver for Change
Appendix G - Stormwater Control Operations and Maintenance Requirements	No change from 2021 Manual.	<ul style="list-style-type: none"> Added maintenance criteria: action is required when the cover/lid is not locatable or accessible and specifying that access holes must remain at grade and readily accessible at all times (No. 3, 4, 5, 13, 16, 17, 18). Clarified maintenance outcomes to specify reseeding/planting, aeration without damaging grid material for permeable pavement (No. 26). Expanded maintenance conditions to clarify that excessively tall grass requiring maintenance includes vegetation that impedes swale performance (No. 9) 	<p>July 2025:</p> <ul style="list-style-type: none"> NA <p>January 2026:</p> <ul style="list-style-type: none"> SPU's private stormwater facility inspector experience highlighted the need to call out that access points must be accessible, in order to properly inspect and maintain devices. Clarifications.
Appendix H - Financial Feasibility Documentation for Vegetated Roofs and Rainwater Harvesting	No edits.	No edits.	NA
Appendix I - Landscape Management Plans and Integrated Pest Management Plans	No edits.	No edits.	NA
Appendix J - Plant and Tree Lists (new appendix)	Moved Plant Lists from Appendix E to new Appendix J; Tree Lists to be developed in Phase 2.	<ul style="list-style-type: none"> Added Figure J.1 to show bioretention planting zones. Added reference to Volume 3 minimum tree requirements for stormwater management Added references to Green Factor and SDOT approved plant lists. 	<p>July 2025:</p> <ul style="list-style-type: none"> Moved plant list from Appendix E to Appendix J. <p>January 2026:</p> <ul style="list-style-type: none"> Clarifications.