

APPENDIX J LIST OF DISCRETIONARY PROJECTS EXEMPT FROM TIER 3 REQUIREMENTS

(These projects are exempt from the Tier 3 storm water runoff requirements, but some *may be* subject to Tier 2 Basic BMP requirements)

- 2nd story additions (i.e. additions that do not increase the building footprint); treat as Tier 2 if the project is under 4,000 square feet
- Building additions/Site work/repairs/replacements of impervious surfaces that total less than 500 square feet; treat as Tier 2 if a permit is required
- Interior remodel or alteration projects
- Cosmetic improvements/alterations that do not increase the building footprint (i.e. painting, door replacement, window replacement, façade remodel, replastering of a structure, awnings, etc.)
- Disaster rebuilds (with same or smaller building footprint)
- Retaining walls, Fences, Gates, Trellises, Trash enclosures (i.e. vertical structures with impervious surface areas less than 500 square feet)
- Sign installation or repairs
- Electrical/plumbing/mechanical projects with impervious surfaces that total less than 500 square feet
- Raised decks, stairs, or walkways (not built directly on the ground) designed with spaces to allow for water drainage
- Parking lots, walkways, etc. designed to be permeable (permeable concrete or asphalt, permeable pavers, grass pavers, etc.)
- Landscaping projects; treat as Tier 2 if permit is required
- Excavations/demolitions/grading that does not result in 500 square feet or more of developed or redeveloped impervious surface area
- Installing photovoltaic systems
- Reroofing projects involving no increase in roof surfaces; treat as Tier 2 if roof work is over 500 square feet
- Repair permits to structures and/or maintenance activities (“maintenance” defined in Appendix A: Glossary).
- One story accessory building or garage less than 500 square feet
- Addition of chimneys or BBQ areas (assuming hardscape is less than 500 square feet)
- New skylights
- Exterior lighting projects
- Spas/pools less than 500 square feet and/or designed to detain the 1-inch, 24-hour storm
- Temporary structures (temporary = 6 months; non-recurring)
- Electrical and utility vaults, sewer and water lift stations, backflows and other utility devices, with a roof area of less than 500 square feet in size
- Remediation equipment mandated by the County or another governmental agency as part of a site cleanup
- Repair or replacement of airfield paving within Airfield Operations Area (AOA) where there is no expansion of the paved area
- Boat ramps

- Above-ground fuel storage tanks and fuel farms with spill containment systems
- Septic system installation or repairs
- Technical or legal infeasibility (where strict compliance with the City's storm water runoff requirements is found to be infeasible, the project applicant must utilize all feasible measures to achieve the greatest compliance possible)