

Adequate Water Supply for Building Permit (GMA)

During their 1990 session, the State Legislature passed House Bill 2929 - the Growth Management Act (GMA) which became effective July 1, 1990.

Among the GMA's many requirements is Section 63 which states:

"Each applicant for a building permit of building necessitating potable water shall provide evidence of an adequate water supply for the intended use of the building. Evidence may be in the form of a water right permit from the Department of Ecology, a letter from an approved water purveyor stating the ability to provide water, or another form sufficient to verify the existence of an adequate water supply. An application for a water right shall not be sufficient proof of an adequate water supply. Buildings that do not need potable water facilities are exempt from the provisions of this section. The Department of Ecology may adopt rules to implement this section."

Determining if the adequate and potable water requirements of the GMA are applicable to your building proposal will be made by the City or County Building Department officials. When applying for a building permit that requires proof of adequate and potable water, the requirements must be satisfied before the building permit can be issued. The alternatives as set forth in the GMA are:

PUBLIC DRINKING WATER SUPPLY

A letter from an approved water purveyor stating their ability and willingness to provide water to the site.

PRIVATE/INDIVIDUAL DRINKING WATER SUPPLY (Water Well)

To verify the existence of an adequate and potable private drinking water supply the following specific information needs to be provided as per the Department of Ecology Availability and Adequacy Guidelines for Individual Water Supplies and Snohomish Health District (SHD) Sanitary Code Chapter 9:

1. SHD Application for an Individual Water Supply Site Inspection (HD-70) form and application review fee.
2. When locating a well or spring, no source of contamination shall be located, stored or disposed of within 100 feet of a well. Examples of existing or potential sources of contamination are: onsite sewage disposal facilities; manure piles; garbage of any kind; enclosures or structures for keeping or maintaining of fowls or animals; or the storage of chemicals, herbicides or insecticides.
3. Copy of Water Well Report (well driller's log) to verify well constructed as per WAC 173-160.
4. Testing the yield of the well per WAC 173-160-321 (400 gallon/day minimum). Well yield information may be shown on the well driller's log.
5. Satisfactory results of the primary inorganic chemical analyses for the following elements: arsenic, barium, cadmium, chromium, lead, mercury, selenium, silver, sodium, fluoride and nitrate. This service is provided by private labs. Fees vary between labs and processing time is approximately 4 weeks.
6. Satisfactory results of a bacteriological analysis. This service is available through the SHD or through a private lab. Fees vary and processing time is approximately two weeks.
7. All samples/results submitted for the purpose of determining water availability shall be accompanied by a Request for Review: Individual Water Supply (Declaration of Applicant) (HD-30) application signed by the property owner/applicant.