

Houtchens, Mark - Dock demo and Rebuild

Response to SHL21-038 Request for Information 1

WCI responses [in blue](#):

RE: SHL21-038 Request for Information 1, 6024 SE 22nd St (Houtchens)

1. The entire dock is proposed to be reconstructed through this application. Due to the fact that more than 50% of the dock is being replaced, MICC 19.13.050 (F)(2)(ix) applies. MICC 19.13.050 (F)(2)(ix)(c) states that: An existing moorage facility that is five feet wide or more within 30 feet waterward from the OHWM shall be replaced or repaired with a moorage facility that complies with the width of moorage facilities standards specified in Table D of this section

Table D allows a maximum dock width of 6 feet wide on moorage facilities more than 30 feet waterward from the OHWM. The portion of the proposed dock that is 11'- 11" must be reduced to meet the 6 foot dock width requirement.

[WCI: A portion of the dock has been reduced to 6' wide, as described above. Please see Proposed Plan Detail and Elevation Views on page 5 of the attached plan set "HOUTCHENS-MARK - MIRBLD - A-PLANSET REVISED 12-22-2021".](#)

2. Please provide a narrative showing compliance with each of the requirements set forth in MICC 19.13.050 (F)(2).

Narrative for MICC 19.13.050 (F)(2)

2. Development Standards for Replacement, Repair and Maintenance of Overwater Structures, Including Moorage Facilities. The maintenance, repair and complete replacement of legally existing overwater structures is permitted; provided, that:

i. All permit requirements of federal and state agencies are met;

[WCI: HPA and NWP/Corps approvals are pending local review and SEPA exemptions.](#)

ii. The area, width, or length of the structure is not increased, but may be decreased;

[WCI: Proposed scope will reduce the overall footprint of the pier from 1416 s/f to 1094 s/f.](#)

iii. The height of any structure is not increased, but may be decreased; provided, that the height above the OHWM may be increased as provided in subsection (F)(2)(ix)(b) of this section;

[WCI: Proposed scope will completely remove the existing 12'-1" tall moorage cover. Please see Proposed Plan Detail and Elevation Views on page 5 of the attached plan set "HOUTCHENS-MARK - MIRBLD - A-PLANSET REVISED 12-22-2021".](#)

iv. The location of any structure is not changed unless the applicant demonstrates to the director's satisfaction that the proposed change in location results in: (A) a net gain in ecological function, and (B) a higher degree of conformity with the location standards for a new overwater structure;

WCI: Proposed pier location will not change.

v. Piles shall not be treated with pentachlorophenol, creosote, CCA or comparably toxic compounds. If ammoniacal copper zinc arsenate (ACZA) pilings are proposed, the applicant shall meet all of the best management practices, including a post-treatment procedure, as outlined in the amended Best Management Practices of the Western Wood Preservers. All piling sizes are in nominal diameter;

WCI: Proposed piles will not be treated with pentachlorophenol, creosote, CCA or comparably toxic compounds. If ammoniacal copper zinc arsenate (ACZA) pilings are proposed, the applicant shall meet all of the best management practices, including a post-treatment procedure, as outlined in the amended Best Management Practices of the Western Wood Preservers. Pile sizes will be nominal diameter.

vi. Any paint, stain or preservative applied to components of the overwater structure must be leach resistant, completely dried or cured prior to installation. Materials shall not be treated with pentochlorophenol, creosote, CCA or comparably toxic compounds;

WCI: Any paint, stain or preservative applied to components of the overwater structure must be leach resistant, completely dried or cured prior to installation. Materials shall not be treated with pentochlorophenol, creosote, CCA or comparably toxic compounds.

vii. The applicant shall abide by the work windows for listed species established by the U.S. Army Corps of Engineers and Washington Fish and Wildlife;

WCI: Proposed work will abide by the work windows for listed species established by the U.S. Army Corps of Engineers and Washington Fish and Wildlife.

viii. Disturbance of bank vegetation shall be limited to the minimum amount necessary to accomplish the project. Disturbed bank vegetation shall be replaced with native, locally adapted herbaceous and/or woody vegetation. Herbaceous plantings shall occur within 48 hours of the completion of construction. Woody vegetation components shall be planted in the fall or early winter, whichever occurs first. The applicant shall take appropriate measures to ensure revegetation success;

WCI: Disturbance of bank vegetation shall be limited to the minimum amount necessary to accomplish the project. Disturbed bank vegetation shall be replaced with native, locally adapted herbaceous and/or woody vegetation. Herbaceous plantings shall occur within 48 hours of the completion of construction. Woody vegetation components shall be planted in the fall or early winter, whichever occurs first. Appropriate measures to ensure revegetation success shall take place.

ix. Structural Repair. The structural repair, which may include replacement of framing elements, of moorage facilities that results in the repair of more than 50 percent of the structure's framing elements within a five-year period shall comply with subsections (F)(2)(ix)(a) through (F)(2)(ix)(c) of this section. For this section, framing elements include, but are not limited to, stringers, piles, pile caps, and attachment brackets, as shown in Figure D:

a. One hundred percent of the decking area of the pier, dock, and any platform lifts must be fully grated with materials that allow a minimum of 40 percent light transmittance;

- b. The height above the OHWM for moorage facilities, except floats, shall be a minimum of one and one-half feet and a maximum of five feet; and
- c. An existing moorage facility that is five feet wide or more within 30 feet waterward from the OHWM shall be replaced or repaired with a moorage facility that complies with the width of moorage facilities standards specified in Table D of this section;

WCI: Proposed work complies will all standards for 40% minimum light transmittance, minimum height of 1.5 feet, and dimensions that comply with the width of moorage facilities standards specified in Table D.

Figure D: Example of Overwater Structure

- x. Exterior Surface Repair. The exterior surface repair, which may include the replacement of exterior surface materials of moorage facilities that results in the repair of more than 50 percent of the surface area of the moorage facility's decking, fascia, and platform lifts within a five-year period (see Figure D), shall be required to utilize materials that allow a minimum of 40 percent light transmittance over 100 percent of the dock; and
- xi. Any decking that is removed in the course of repair shall be replaced with decking materials that allow a minimum of 40 percent light transmittance.

WCI: Proposed work complies will all standards for 40% minimum light transmittance.